

Register of Historic Kansas Places

Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name John Robert Greenlees House
 Other name/site number 045-3010-0611

2. Location

Street & number 714 Mississippi Street ☐ not for publication
 City or town Lawrence ☐ vicinity
 State Kansas Code KS County Douglas Code 045 Zip code 66044

3., 4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patrick Zollner

Patrick Zollner, Deputy State Historic Preservation Officer

2-25-09

Date

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>		total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements:

Craftsman

Materials

(Enter categories from instructions)

Foundation: Stone: Limestone

Walls: Wood: Weatherboard

Roof: Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Commerce

Industry

Economics

Period of Significance

c. 1865-1947

Significant Dates

1899; 1911

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kansas Historical Society

10. Geographical Data

Acres of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	3	0	5	6	3	0	4	3	1	5	7	2	0
Zone	Easting		Northing												
2															

3															
Zone	Easting							Northing							
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Dennis Domer, Ph.D., Brenna Buchanan, David Evans, Richard Kerschenbaum, & Nick Nepveux
University of KS & East Lawrence

Organization Neighborhood Assn. Date November 21, 2008

Street & number 614 E. 980 Road Telephone 785-842-3157

City or town Baldwin State KS Zip code 66006

Property Owner

Name Eric & Mary Kirkendall

Street & number 25865 W 167th Street Telephone 913-707-5699

City or town Olathe State Kansas Zip code 66061

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John Robert Greenlees House
Lawrence, Douglas County, KS

NARRATIVE DESCRIPTION

714 Mississippi's setting is the historic Old West Lawrence Neighborhood, a residential area west of historic downtown Lawrence, platted immediately after the Civil War, with 36-foot wide, tree-lined streets, brick roadways, limestone curbs, street stoops, public verges, stone hitching posts, brick or concrete sidewalks, a sidewalk leading to each house, and houses of many types setback in their lots behind small front lawns. (Figures 33 and 35) The blocks are 300 feet by 600 feet, which are divided into 50' by 150' housing lots separated by 14' alleys running north and south, which also often have brick surfaces. Houses are predominately one-story, one-and-a-half story, and two-story, wood frame structures that exhibit various stylistic expressions typical of late 19th and early 20th century American houses. The 1,000 acre-tract was owned by Robert Robitaille and William Lykins before James Lane purchased 120 acres of it between Tennessee and Mississippi Streets, which became known as Lane's First Addition. (Figure 1)

714 Mississippi is a large two-and-one-half-story hall entry house built with a 2" x 4" balloon frame structure. (Figures 2, 3, 4, and 5) This frame sits on a floor system of mostly 2" x 8" sawed lumber (Figure 6), and a foundation of limestone and brick (Figure 7) that was built over five building phases (Figures 8, 9, 10, 11, 12, 13).

The house boasts a large gable on its front west façade which is formed by a broken pediment with wood shingling in the tympanum. (Figure 2) A cross gable on the south facade, (Figure 4) like the one on the west façade, has a broken pediment with shingling. The roof system supporting these large pediments is made of 2" by 4"s (small size) and 1" by 6" collar braces which help support 1" x 6" purlins and old wood shingles now covered by composite shingles. The shingled tympanums hint of the Craftsman style. The two gables were finished in 1911-12 as a part of a new roof that consolidated the complex house below, including a sleeping porch which was also added to the second floor of the northeast corner of the house when the new roof was built. (Figures 3 and 5)

A large front porch with Classical Revival pillars on limestone plinths (Figures 2 and 14) and a Craftsman-style railing lead to the main entrance door and vestibule. (Figure 15) The house also retains the stone pillars that once held the floor of an open porch, perhaps one of the most unusual open porches in Lawrence. (Figures 29 and 33) On the north elevation (Figure 5) a side porch was enclosed in 1911. A back porch with a spindled frieze and turned posts (Figure 3) opens into a backyard with a garage that was created by expanding a carriage house or barn at mid-20th century. (Figure 34)

The exterior siding all around is clapboard which covers a layer of boxing in most sections of the house.

The windows vary in size and proportion but the wooden sashes installed from 1865 to 1899 have generally been replaced with vinyl covered metal sash. A large, divided picture window was installed in the early 21st century on the west façade. (Figure 2) The leaded and beveled windows in the hall and

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library remain from the 1911 building period. (Figures 20 and 21) The wooden front door, from the 1911 period, has a large single light and opens into an enclosed foyer. (Figures 19 and 24) The wooden door to the back porch, from the 1865 period, has two arched lights. (Figure 19)

The interior of the house is composed of five rooms on the first floor (Figure 15), including a large living room, a kitchen and dining area, a library, an enclosed side porch, a stair hall with doors opening into the enclosed porch and living room, and a vestibule. (Figures 20 and 29) Diagonal subflooring and pine finish floor covers the living room, and there is pine flooring in the library and hall. (Figure 20) The flooring of the kitchen has been removed to reveal a 2" x 6" joist system. (Figure 20) The vestibule floor is tiled. The walls throughout the first floor are dry-wall gypsum board, except in the enclosed porch and kitchen where the wall surfaces have been stripped to the frame. (Figure 21) A wooden hearth with tile surrounds provides a focus point in the back of the large parlor which once was divided into a front music room and a back parlor. (Figures 31 and 32) The woodwork around windows and doors and the baseboard on the first floor are mixed in size and character, from plain to Greek Revival, representing the 1899 and 1911 building periods. The stair with two newel posts and turned balusters from the 1899 period leads to the second floor. (Figures 20 and 24)

On the second floor, (Figures 16, 28, and 30) there are four bedrooms, a sleeping porch, linen and cloths closet, and a bathroom. All the interior woodwork, including baseboards, window and door surrounds, and corner boards, remains from the 1911 consolidation and the 1899 expansion phases, except in bedroom 4 that has been stripped to its floor and wall structures. This woodwork is plain, stylistically. All of the paneled doors with transoms opening to the halls and paneled closet doors are intact. (Figure 21) The interior plastered wall surfaces remain in all the bedrooms. The sleeping porch retains its 1920s feeling with its original bead board walls, and wood window surrounds. (Figure 21) The upstairs bathroom has been stripped in part to its structural system but the south wall still has a faux brick finish.

A paneled wooden door leads to a boxed winder stair to an unfinished attic. (Figures 22 and 23)

The drawings of the house illustrate the many changes that have occurred over time on the site. Sanborn maps show that the house had changed fundamentally from 1873 to 1918. (Figure 17) The foundation plan, foundation plan sequence, floor structure, and the building phases along with tax records, the chain of title, and mortgage records suggest that this property was originally built as a hall parlor house by James Lane. (Figure 9) It may be that this original house faced east, which had to be remedied to face Mississippi Street by Lane's successor, C. A. Faris, who put a south addition on this house probably before 1870 (Figure 10) and by 1873 a west addition and new front. (Figure 11) These two additions transformed the residence into a side entry house. In 1899, J. R. Greenlees made a major investment in the expansion of this house, converting it to a front entry hall house or possibly to a double side entry house (Figure 12). In 1911, Greenlees undertook another building project, a major consolidation of the exterior architecture which involved putting his house under a whole new, cross-gabled roof, adding a

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library, and organizing the upstairs to fit the needs of a family with four children (Figures 13, 29, and 30). Since 1911, the exterior of the house has changed little, though sometime in the early 21st century a large picture window was added to the front façade and the old wooden sashes all around were replaced by vinyl-metal ones. However, the window proportions were not changed for the most part and so in spite of the changes in fenestration, the house has retained its overall historic character of a turn of the 20th century house type for the last 97 years.

At the rear of the lot next to the alley stands a one-story, wood-framed, 19th century horse barn with a gable roof and exposed rafter tails that was expanded and converted into a garage in the middle of the 20th century. (Figures 18 and 34) It sets on a concrete pad. Its dimensions are 20 feet by 14 feet. The original barn was smaller, 11 feet by 14 feet. The original barn is covered with drop siding and has two high windows that open for ventilation and for horses. The addition is also covered with drop siding, except on the new south front which has a 10 foot garage door and a pediment covered with plywood.

For further descriptive details, see Figures 18, 19, 20, and 21.

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John Robert Greenlees House
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STATEMENT OF SIGNIFICANCE

This house is associated with three very significant figures in the history of Lawrence and Kansas: Senator James Lane, the fiery Kansas politician, who established Lane's Addition and built the first phase of the house; Charles A. Faris who established a pro-slavery newspaper, the Lecompton Union, in 1856, eventually worked for the Lawrence Journal, and who completed the next two building phases of the house; and John Robert Greenlees, first a Lawrence wholesale potato farmer operating on a national scale and then the founder of the Mutual Oil Company and six other oil companies which had distribution centers and stations in six states, and three large refineries with high production capacities, owner of a 200,000 acre ranch in Mexico which he mined, and later real estate speculator who owned a 5,000 acre "plantation" in Florida during the 1920s land boom years. Greenlees lived in this house from 1893 to 1947. The property is nominated under Criterion A for its associations with his ties to commerce, industry and economics.

James Lane, a lawyer from Indiana and veteran of the Mexican War, settled in Kansas in 1855, having served in the U.S. Congress and voted for the Kansas-Nebraska Act of 1854. "The Grim Chieftain" wanted to ban blacks from Kansas altogether, but he was an emotional and changeable man, depending on the opportunities at hand. So it was not that difficult for him to change his mind and join the "Free-Staters," who promoted abolitionism and the acceptance of blacks in the state. He gladly helped them prosecute the Wakarusa War of 1855, stood on the side of John Brown, and eventually fought in the Civil War to make the slaves free.¹ Lane was a general, a politician, and also a land speculator and capitalist, as many of the "abolitionists" were, and in 1863 he purchased a tract of land just outside of the city of Lawrence which became known as Lane's First Addition, later the core of Old West Lawrence running along Louisiana, Indiana, and Mississippi Streets from 7th to 9th Streets.² The land had originally belonged to Robert Robitaille, a Wyandotte Indian, who sold it to William Lykins in 1855 for \$1,000. Lane got his piece of this land for \$50. He carved it up into sellable lots, built a small hall parlor house on lot 21, and sold it in 1865 to Charles A. Faris (also spelled Farris) along with two other lots, 22 and 20, for \$550. It appears to have been a very good profit for a land speculator of that period.³

Faris had been in Douglas County since at least 1855. Before moving to Lawrence, he established the proslavery newspaper, The Lecompton Ledger, with A. W. Jones, who was one of the signers of the Lecompton Constitution of 1857.⁴ Faris was not one of the signers and apparently did not last long in Lecompton, but if he was any newspaper man at all, he would have come into contact with James Lane

¹ "James Henry Lane, 1814-1866," Territorial Kansas Online 1854-1861; James Spear, Life of James Lane: the Liberator of Kansas. Garden City, Kansas: John Spear Printer, 1896; David Dary, A Pictorial History of Lawrence Douglas County, Kansas. Edited by Steven Jansen. Lawrence: Allen Books, 1992; David Dary, Lawrence: An Informal History. Lawrence: Allen Books, 1982, 41-42, 77, 128, 139-140.

² Tax Records and Property Evaluations of Douglas County. Spear, 187-218.

³ Dennis Domer and Michael Swann, Making Urban and Rural Landscapes on the Prairie Plains. Vernacular Architecture Forum, 1996, 169. Tax Records and Property Evaluations of Douglas County.

⁴ William G. Cutler, History of the State of Kansas. Chicago: A. T. Andreas, 1883, 31; Transactions of the Kansas State Historical Society. First and Second Biennial Reports, Vols. I and II. Topeka, Kansas: State Printing Office, 168.

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when he famously marched on Lecompton to protest the convening of the Lecompton Legislature in 1857. Faris may have left Lecompton soon after that because in that same year he tried his hand at real estate as a partner in the town of Marshall in Douglas County, perhaps a place more to his liking. Unfortunately, the town failed to attract a population. He also participated in the founding of the town of Rowena, Arapahoe County, in Kansas Territory, now a town just northwest of Denver.⁵ Faris seems also to have been in Lawrence in those early days, too, and he and Lane may have met by 1855. In his Life of James H. Lane, John Speer reports that C. A. Faris was "a distinguished printer" and that Faris told him about an episode he had witnessed in Lawrence in 1855 between Lane and E. C. K. Garvey to whom Lane was in debt and whom he later shot and killed over a land dispute.⁶ Ten years later, and with the war at an end, Faris and his wife, Mary, were certainly in Lawrence, where Charles worked for the Lawrence Journal.⁷

After Charles and Mary purchased their house from Lane in 1865, they expanded it with a short addition on the south end. Mary died in 1868, and Charles married his second wife, Francis, in 1870. They took out a mortgage in 1873 for the west expansion of their house which they had built in 1872. Once a hall parlor house, now they had a side entry house which they mortgaged again in 1875 and 1878, apparently to build a new side entry house to the south on lot 20 in that same year. They eventually sold 714 Mississippi in 1880 to Annie Stanford for \$625 as well as their house at 716 Mississippi two years later, which they sold for \$1,800, and then moved to Wyandotte, Kansas. Overall, Faris did not do as well financially with his real estate transactions on his property as his predecessor, James Lane, had done. From 1880 to 1892, 714 Mississippi went through four owners until J. R. Greenlees bought it in 1893.⁸

John Robert Greenlees is one of the most storied businessmen in late 19th and early 20th century Lawrence history. For the next fifty years the Greenlees family owned 714 Mississippi, and this is its greatest period of significance, historically and architecturally. J. R. Greenlees was born on July 28, 1858 in Ottawa, LaSalle County, Illinois, to Andrew Greenlees and Lucy Jane Powers Greenlees.⁹

His father, Andrew, was born on September 28, 1832, in Larne, Ireland, and he set out for America in 1852 as a part of the stream of immigrants from Ulster. Andrew's many letters, which he wrote faithfully to his family in Ireland from 1852 to 1907, are frequently quoted by scholars in books about Irish history, immigration on the so-called famine ships to America, immigrant correspondence, and Irish-American volunteers in the Union Army.¹⁰ Andrew, a blacksmith and moulder, first settled in upstate New York and

⁵ Collections of the Kansas State Historical Society, 1909-1910. Vol. XI. Topeka, Kansas: State Printing Office, 1910, 471; Collections of the Kansas State Historical Society, 1911-12. Topeka, Kansas: State Printing Office, 1912, 540; Transactions of the Territory of Kansas. Lecompton, K. T.: R. H. Bennett, Public Printer, 1857, 311-312.

⁶ John Speer, Life of James H. Lane, The Liberator of Kansas. Garden City, Kansas: John Speer, Printer, 1896, 226.

⁷ Collections of the Kansas State Historical Society, 1911-12, Vol. XII. Topeka: State Printing Office, 1912, 540, Note 28.

⁸ Tax Records and Property Evaluations of Douglas County.

⁹ "Death of Oil Man," Lawrence Daily Journal-World, October 20, 1947, 1:5.

¹⁰ Edward Laxton, The Famine Ships: The Irish Exodus to America. New York: Macmillan, 1998, 165-166; David A. Gerber, Authors of Their Lives: The Personal Correspondence of British Immigrants to North America in the Nineteenth Century. New York: NYU Press, 2006, 17, 109, 124-125; Susannah Ural Bruce, The Harp and the Eagle: Irish-American Volunteers and the Union Army, 1861-1865. New York: NYU Press, 2006, 107, 122, 138, 185-186; Parkhill Trevor, Industry, Trade and People in Ireland: Essays in Honour of W. H. Crawford. Edited by Brenda Collins, and Phillip Ollerenshaw, Ulster: Ulster Historical

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then went west to Illinois in 1856, where he married his bride in 1857. In 1874, Andrew took his family by train to Rice County, Kansas, near Ellinwood, where he homesteaded 160 acres. They lived in a 16' x 16' box house with a sleeping loft for the children. They traded with cowboys on the numerous cattle drives that passed by through the drought and grasshopper years.

John Robert, like his father, grandson, Robert Greenlees Pearson, and great grandson, Ridley Pearson, was a prolific writer¹¹, and he elaborates fully on his western Kansas years from 1874 to 1889 in one of his autobiographical essays, "The Story of a Pioneer."¹² Besides these essays and his extensive unpublished autobiography, J. R. wrote an essay on "Sound Banking" which he published in 1912 with George E. Roberts, Director of the United States Mint from 1898-1912.¹³ He also wrote an in-depth unpublished essay, "The True Story of Banking in the United States."¹⁴ J.R. seemed to enjoy banging away on his old typewriter for he had many tales to tell.

According to his "The Story of a Pioneer," John Robert worked his father's farm, took the teacher's examination in Great Bend and started teaching in 1876 in a one-room school house which he helped build. He continued to farm and bought 160 acres next to his father's farm in 1880 for \$700. He married Ida Wolf in 1884. In 1886, they moved to Chase County where he sold farm implements and then on to Dighton where J. R. went into the lumber coal business and where he speculated in the town-lot boom and "made a couple thousand dollars." When the boom was over, things were bleak in Dighton and they moved to Lawrence, arriving on Thanksgiving Day, 1889.¹⁵

J. R. knocked around selling harness, barbed wire, binders, and threshers but the 1890 city directories list him as in the wholesale potato business, principally at 747 Massachusetts Avenue, a business from which he prospered immensely. Many potatoes were grown around Lawrence in the Kaw River bottoms, and J. R. sold potatoes by the rail carload. He went as far as Canada to get them. By 1895 he had built up a very good business but there were ups and downs. In 1895, he "was crushed by a hard blow while on the wrong side of the potato market." He lost all he had made up to that point and had, in addition, a \$6,000 debt. But J. R. bounced back by 1896, with the help of Merchants National Bank that loaned him as much as forty to fifty thousand at a time to buy potatoes. By 1901 he "handled over one hundred thousand dollars worth of potatoes through this bank." By 1902 and 1903, the heyday of this business, Greenlees sold 3,000 train carloads of the tuber and had agents in all of the nation's major potato fields.

Foundation, 2005, 164-168; E. R. R. Green, Essays in Scotch-Irish History. "Ulster Emigrants' Letters." London: Routledge & Paul, 1969, 95-96.

¹¹ Ridley Pearson has written more than 35 books, many of which have been on the New York Times Bestseller lists.

¹² J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 1-14.

¹³ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." Lawrence Daily Journal-World, 1913, 10.

¹⁴ J. R. Greenlees, "The True Story of Banking in the United States," Unpublished essay.

¹⁵ J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 14-17.

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His annual volume reached a value of \$1,000,000 in potatoes. This was big but not big enough for this quintessential 19th century entrepreneur.¹⁶

For a couple of years Greenlees had observed the development of oil fields in southeastern Kansas, and when the Department of Interior decided in 1904 to allow citizens of the Five Civilized Tribes to lease their lands for oil and gas development, Greenlees made his move. Any individual or corporation, according to the new regulations, could lease up to 4800 acres. To respond to that opportunity, J. R. sold this "well established produce business" in 1904 and entered the newly emerging and lucrative oil business. He drilled first near the Alluwe, Oklahoma post office which brought a well with a flow of 150 barrels per day.¹⁷ This entrepreneurial move eventually made him a fortune, from which his descendents still benefit today as well as an exciting career that took him all over the United States and to Europe.

In 1905 he developed about 300 oil wells in Oklahoma and built a pipeline to Coffeyville, and from 1907 to 1909 he managed the Alluwe Oil Company. He moved on to found the Mutual Oil Company in 1909 with the main office in the J. E. Stubbs building on Massachusetts Avenue with a capitalization value of \$350,000. The Mutual Oil Company was a marketing agency with branch offices and distributing centers in Kansas City, Missouri, Freemont, Nebraska, Superior, Nebraska, Great Fall, Minnesota, and Missoula, Montana. The company had 150 service stations and three refineries in Coffeyville, Kansas, and Cowley, Wyoming with a capacity of 2,000 barrels a day from the Coffeyville refinery. The company employed 300 persons, and 20 traveling agents. Greenlees was President of the Mutual Oil Company until at least 1913 and he stayed in the oil business throughout his life.¹⁸ His son, Charles, was also reported to be in the oil business in the 1919 Lawrence city directory.

J. R. Greenlees was clearly more than a successful potato man. As an oil man, he was also extremely successful, and he tells his story at length in his autobiographical essays, "My Oil Experience" and "The Story of Garland Structure in Park and Big Horn Counties, Wyoming."¹⁹ He had formed the Orient Oil Company and Uncle Sam Oil Company along with Alluwe and Mutual. When Mutual Oil Company and Alluwe Oil Company merged with Continental Oil Company in 1924, Mutual Oil had capital of \$30,000,000 and a refining capacity of 21,000 barrels a day. Continental "offered us seven for one if we would sell and paid us spot cash for our stock."²⁰ This was a shrewd move. J. R. saw that Mutual Oil would have to build a lot more filling stations to integrate the business further and make it more efficient

¹⁶ J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 17-23; "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." Lawrence Daily Journal-World, 1913, 10; "J. R. Greenlees—Potatoes," Lawrence Daily World, February 5, 1903, 10:4.

¹⁷ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d., 1.

¹⁸ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation."

"Lawrence Today and Yesterday." Lawrence Daily Journal-World, 1913, 10

¹⁹ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d.; J. R. Greenlees, "The Story of Garland Structure in Park and Big Horn Counties, Wyoming." Unpublished Autobiography, n. d.

²⁰ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d., 35.

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and profitable. At several thousand dollars a station, that seemed too expensive.²¹ As an interesting side note before the sale in 1924, the Mutual Oil Company was evicted from Teapot Dome land in Wyoming by Theodore Roosevelt's troops, which led to the infamous Teapot Dome Scandal and sent Albert B. Fall, Secretary of the Interior, to jail.²² John Robert Greenlees was involved in many lawsuits over oil leases, regulations, and business breakups. He was a witness against Standard Oil when it was broken up.²³ He was a wheeler-dealer, a man with the Midas touch, and he was interested in all kinds of business opportunities.

In 1912, for example, he was traveling to Mexico to purchase land for his gold and silver interests, according to his essay, "Mexico." He found a 200,000-acre ranch in north Sinaloa and put his money down in a bank in Mazatlan. He apparently lost that money because these were the Villa years when Americans were often run out of Mexico. In spite of this misfortune, Greenlees persisted in Mexico with land concessions until 1943, only three years before his death. He rode "horseback over most of the Sierra Madre mountains, from the border as far south as Mazatlan."²⁴ He was in Chihuahua for gold, in Guzaparas for silver, and he "secured a property at Zacatecas that had produced a lot of gold and silver before Villa killed off all operators."²⁵ In 1945, two years before his death, he was in El Paso, where he "got our first papers on a thousand acres of this great deposit."²⁶ He hoped this mine would produce an ounce of gold per cubic yard.

In the 1920s, J. R. Greenlees, with a fortune in his pocket, assets oil and gas holdings, gold and silver mines, went into yet another lucrative business that had its ups and downs, too. In 1923, he formed the Home Investment Company with another Lawrence businessman, Art Yielding, who came to Kansas with the Greenlees family in 1874. They purchased about 5,000 acres in the Florida land boom and owned mining and railroad interests in Colorado. His son, Charles, lived and worked on the Florida "plantation" and his grandson, Robert Greenlees Pearson, remembers going to Florida with his mother, J. R.'s daughter, and living there until his father couldn't ends meet any longer. The real estate business was also risky, and when the land bubble burst in Florida, they lost their land and plantation, which they later redeemed for taxes.²⁷

²¹ "Mutual Oil of Kansas Absorbs Continental," The New York Times, February 15, 1924, 24; "Mutual Oil Name to be Continental," The New York Times, January 6, 1925, 40; "Merritt Co. Taken Over By Mutual Oil," The New York Times, January 16, 1923, 31.

²² "Marines to Eject Oil Land Squatters," The New York Times, July 29, 1924.

²³ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d., 33; "Cut it Down: Standard Oil Investigation," Lawrence Daily Journal, February 4, 1903, 1:4.

²⁴ J. R. Greenlees, "Mexico," Unpublished Autobiography, n. d., 6.

²⁵ J. R. Greenlees, "Mexico," Unpublished Autobiography, n. d., 8.

²⁶ J. R. Greenlees, "Mexico," Unpublished Autobiography, n. d., 9.

²⁷ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday," Lawrence Daily Journal-World, 1913, 10; Robert Greenlees Pearson, "Agnes and Pid," Unpublished Autobiography, n. d.

Register of Historic Kansas Places
Continuation Sheet

Section Number 8 Page 9

John Robert Greenlees House
Lawrence, Douglas County, KS

As one writer of the period suggested about Greenlees, "some men can see things clearly, think accordingly, and act definitely, and by keeping everlastingly at it snatch success from the jaws of ruin."²⁸ Greenlees snatched success after success in business. With these successes he purchased his house at 714 Mississippi in 1893. It was in the right place. He lived there the rest of his eventful life. But he needed a much bigger house with a wife and four children, and so he had to make something out what he bought. By 1899, he certainly had the money to do it, and though it may have been easier to buy another house, Greenlees was right where he wanted to be. He decided to bring his house up to the stature of the man and the family.

Architecturally, the house presents a typical history of an old residential structure that has grown incrementally in perhaps as many as five main building cycles from a simple hall parlor house in 1865 to a large consolidated residence in 1911-12. (Figures 6-13) First, it was a hall parlor house which got an extension on the south, followed a few years later with an extension to the west, making it into a side entry house. Twenty-five years later, J. R. Greenlees converted the structure he bought in 1893 from a side-entry house to a front entry hall house with stairs or to a double side entry house. The evidence is not yet clear. But that change, which doubled the size of this house, was still not big enough or well organized enough for his growing family and reputation. He needed a better organized upstairs and at least four bedrooms. At one point there were five bedrooms.

By 1911 it was time also to consolidate the house stylistically into a coherent, early 20th century, residential architecture with a new comprehensive roof system, large cross gables with broken pediments and wood shingling, and a large front porch with stone plinths, Classical Revival pillars, and an unique, pillared, roofless extension. A library was added on the interior in that same period. Under a new roof, the upstairs did provide five spacious bedrooms and a sleeping porch. A partition was removed in the 20th century to reduce the number of bedrooms and create a master bedroom.

With the 1911 consolidation, the scale of the house was completely transformed and the design of the exterior made it appear like a larger four-over-four house type, which was more fashionable in the early 20th century upscale neighborhood. These kinds of upgrades were being undertaken all over Old West Lawrence in the early 20th century, and they have resulted in numerous houses that give the neighborhood its historic character. For the last 97 years 714 Mississippi has settled into this historic neighborhood by retaining its overall historic character in terms of its location, setting, association, feeling, design, materials, and craftsmanship.

²⁸ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." Lawrence Daily Journal-World, 1913, 10.

Register of Historic Kansas Places
Continuation Sheet

John Robert Greenlees House

Section Number 9 Page 10

Lawrence, Douglas County, KS

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Register of Historic Kansas Places
Continuation Sheet

John Robert Greenlees House

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Register of Historic Kansas Places
Continuation Sheet

John Robert Greenlees House

Section Number 9 Page 12

Lawrence, Douglas County, KS

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Register of Historic Kansas Places
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John Robert Greenlees House

Section Number 9 Page 13

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Register of Historic Kansas Places
Continuation Sheet

Section Number 10 & Photos Page 14

John Robert Greenlees House
Lawrence, Douglas County, KS

VERBAL BOUNDARY DESCRIPTION

Legal Description: LANE'S FIRST ADD BLK 5 N 40 FTLT 21 & S 6 FT LT 22

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Greenlees House.

PHOTOGRAPHIC INFORMATION

Property Name: John Robert Greenlees House
Location: 714 Mississippi Street, Lawrence, KS
Photographer: Sarah Martin / Dennis Domer
Date: October 2008

Photo 1: West (front) and north (side) elevation, facing SE
Photo 2: North (side) elevation, facing SE
Photo 3: North (side) elevation and east (rear) elevation, facing W
Photo 4: East (rear) elevation, facing W
Photo 5: Upper story and gable of south (side) elevation, facing N
Photo 6: South elevation, facing NE
Photo 7: Garage, showing west elevation, facing E
Photo 8: Interior, main staircase and adjacent hallway on first floor
Photo 9: Interior, main living room/parlor on first floor
Photo 10: Interior, showing framework of 1865 section of house
Photo 11: Interior, second floor hallway showing staircase to attic
Photo 12: Interior of attic

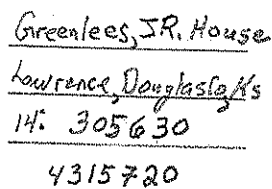
6962 III SE
(WILLIAMSTOWN)

39°00' 95°15'

1308000m.E

12'30"

309



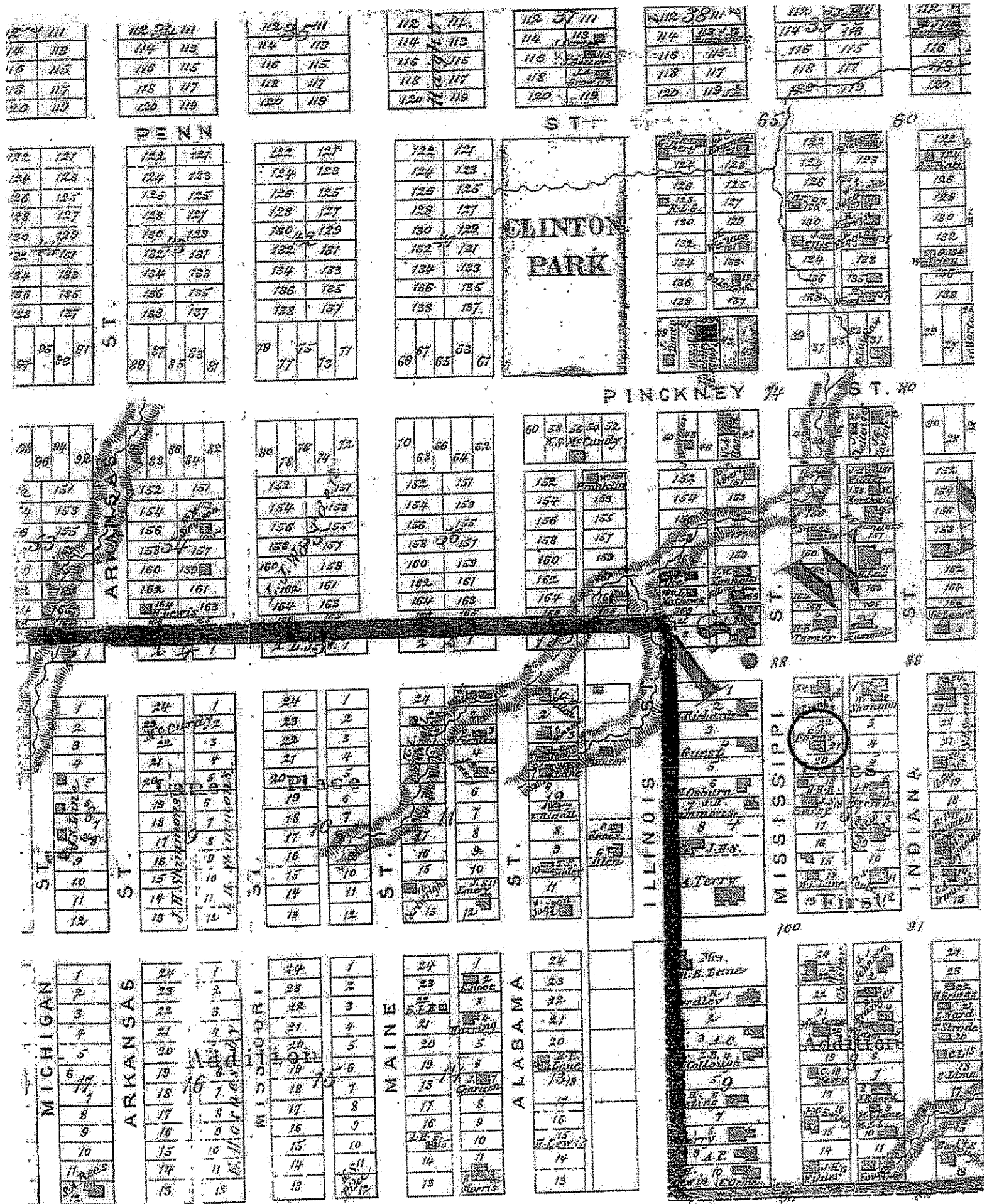


Figure 1 Lane's Addition

714 Mississippi



Figure 2
West Elevation

1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi



Figure 3
East Elevation

1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

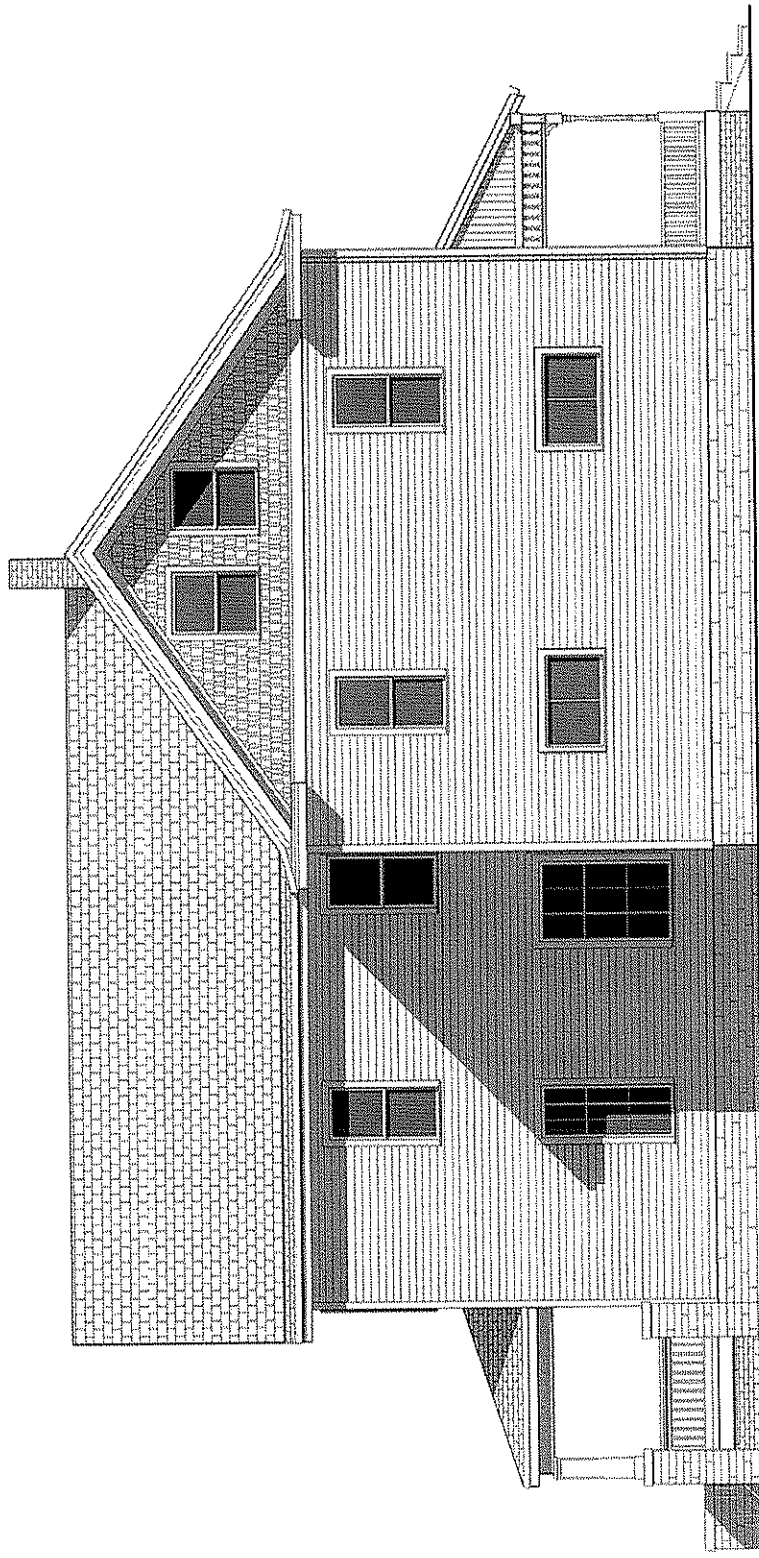


Figure 4
South Elevation

1/8" = 1'-0"

Lot
21.22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

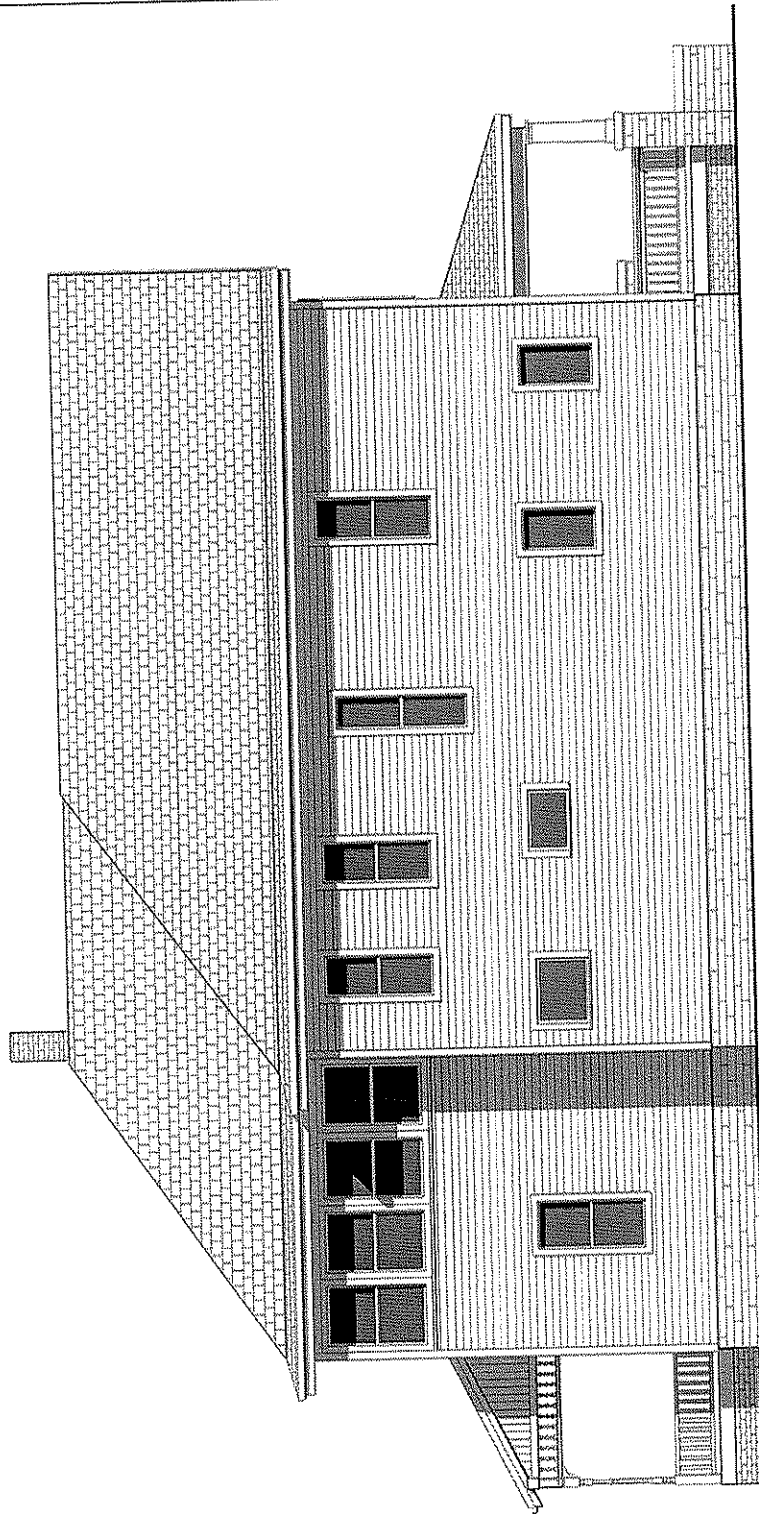


Figure 5
North Elevation

1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

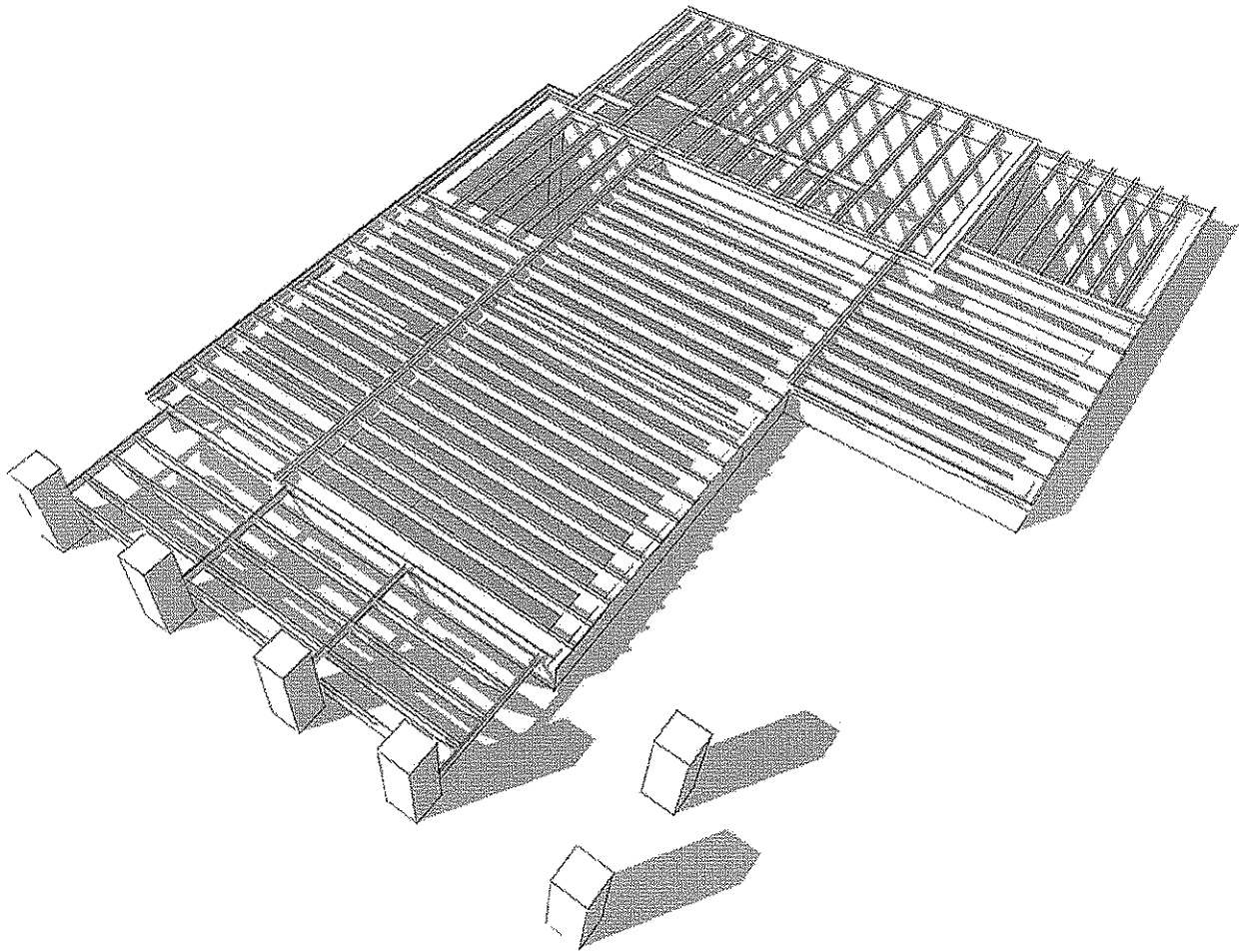


Figure 6
Floor Structure

1 1/2" = 1'-0"

714 Mississippi

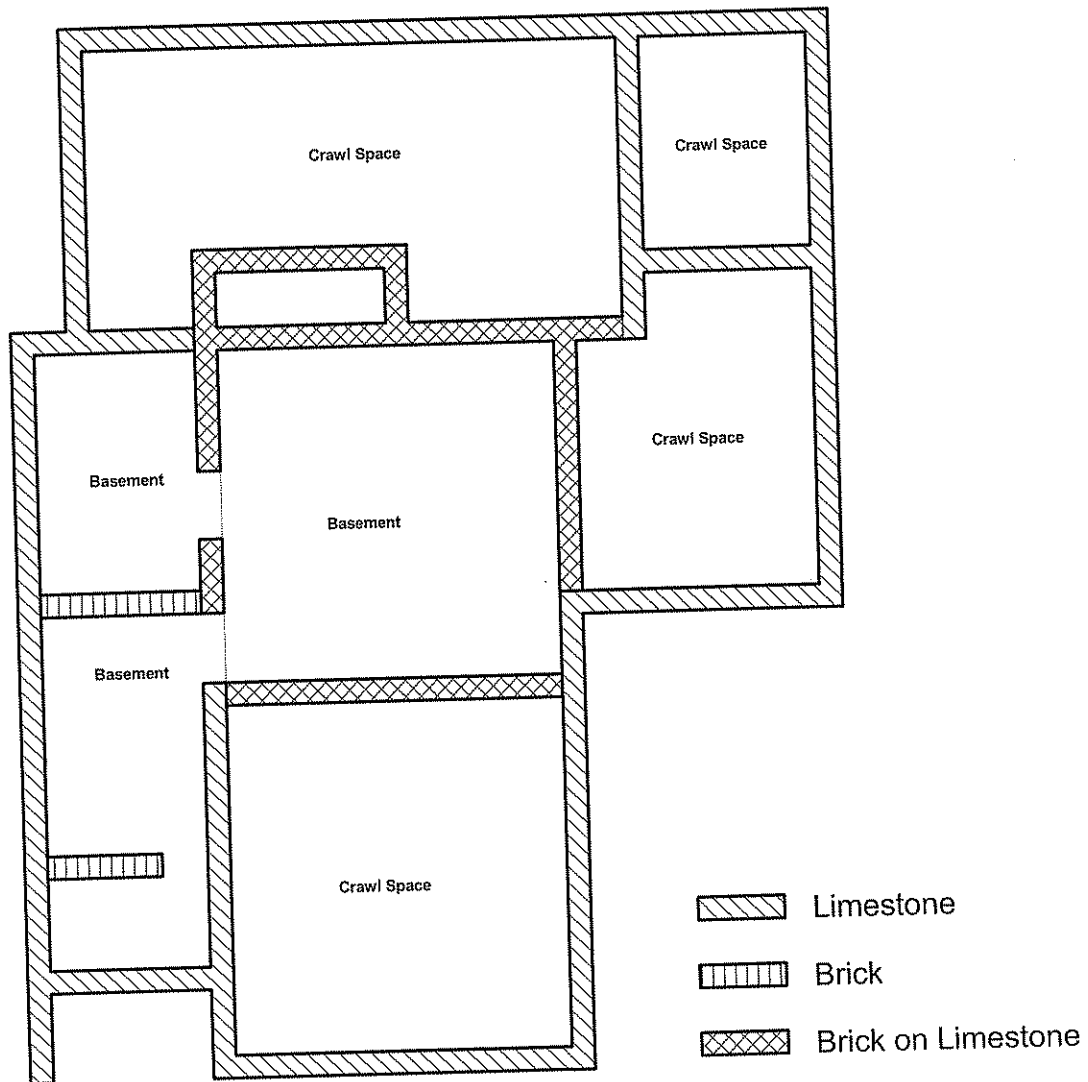


Figure 7
Foundation Plan



1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

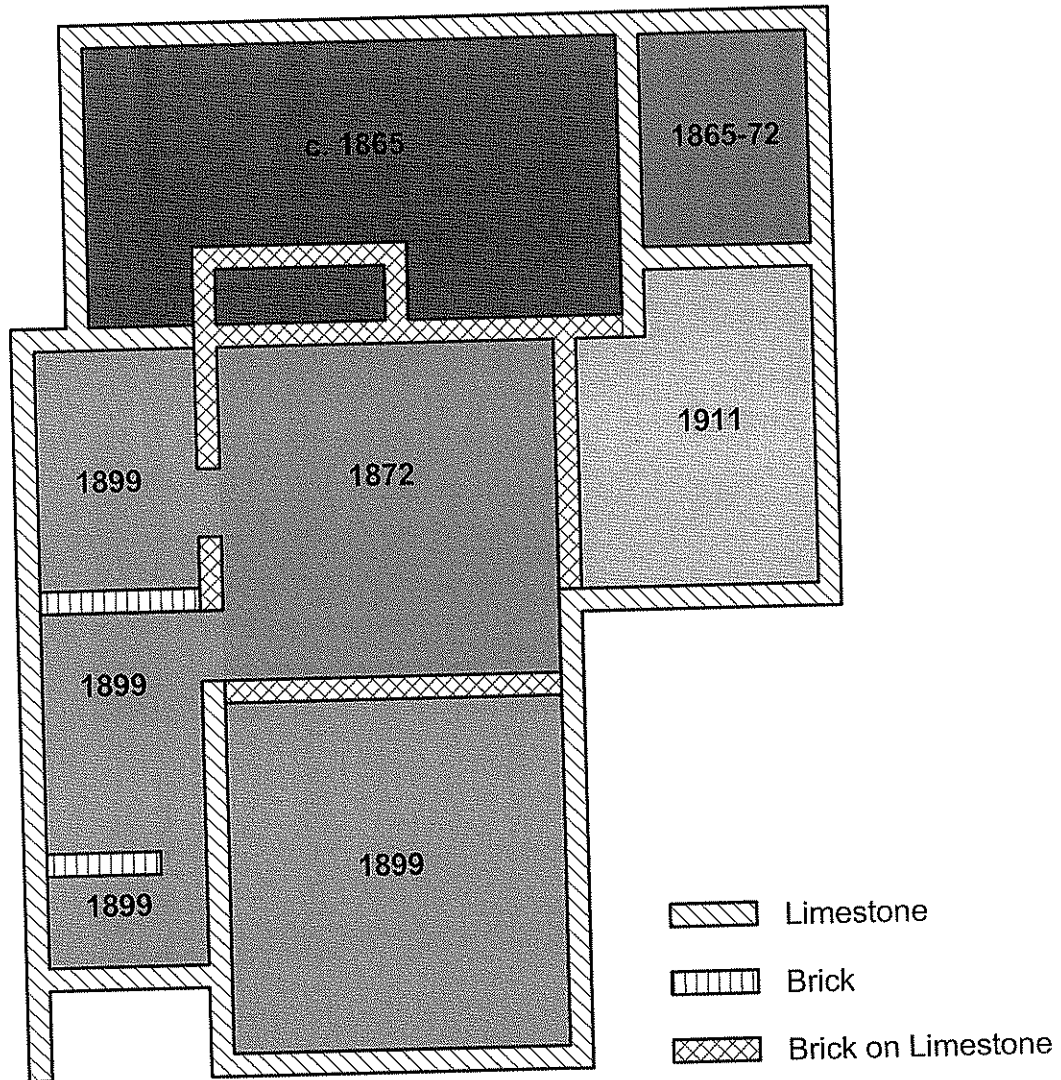
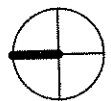


Figure 8
Foundation Plan Sequence (Probable)



1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

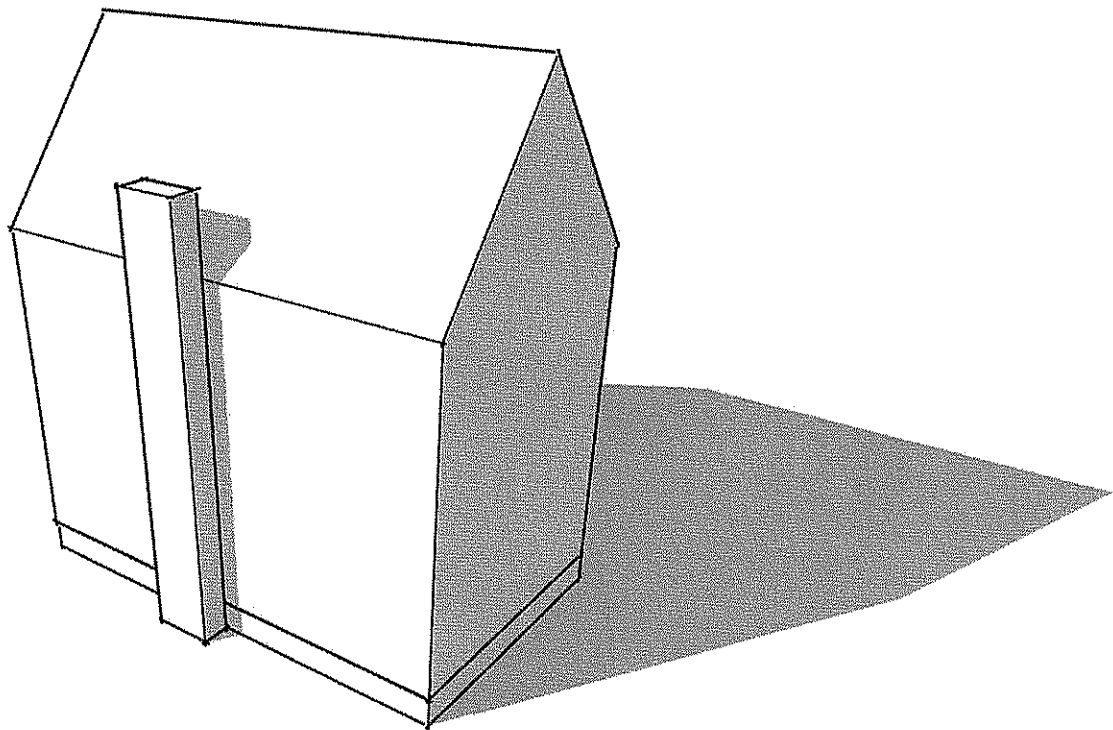


Figure 9
Building Phase 1 c. 1865

1 1/2" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

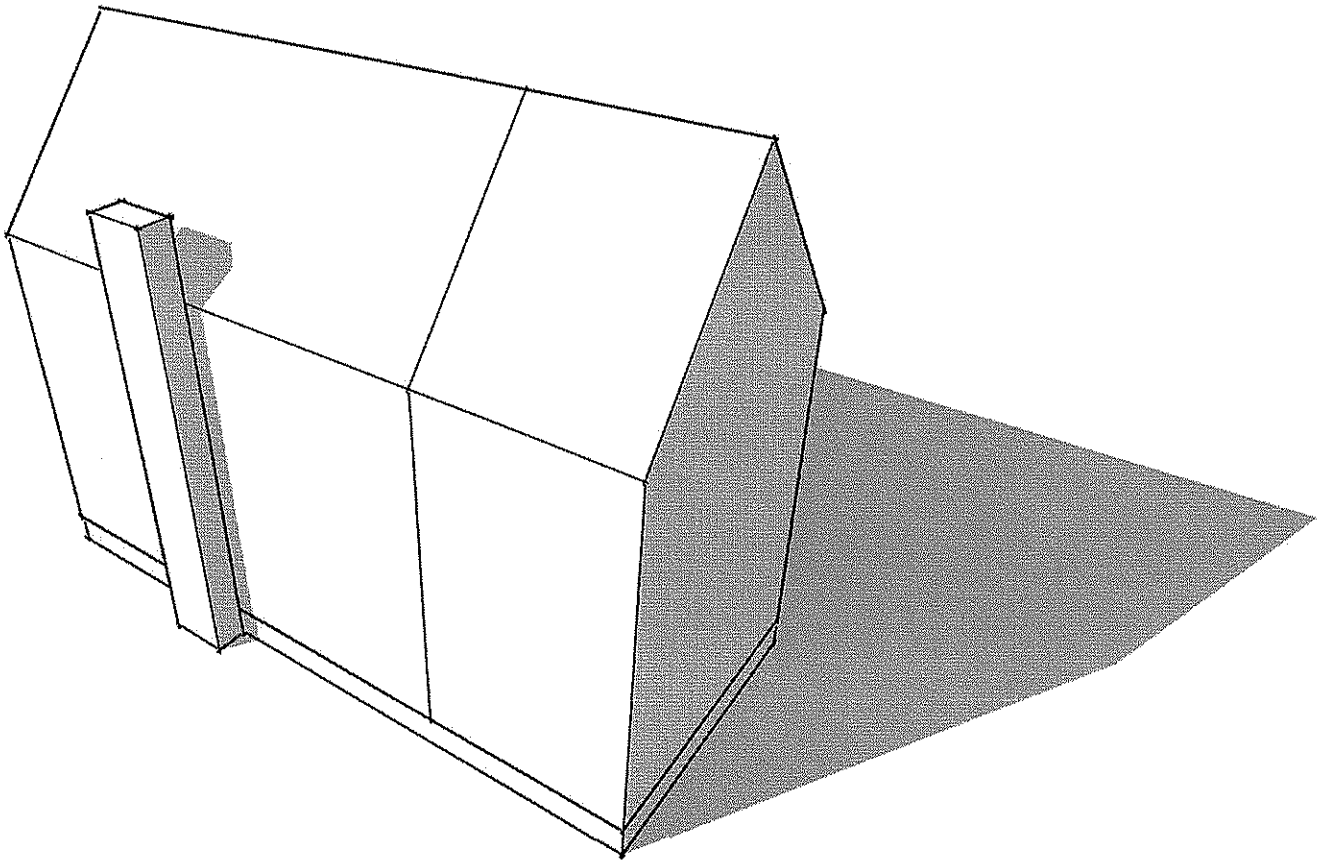


Figure 10
Building Phase 2 c. 1865-72

1 1/2" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

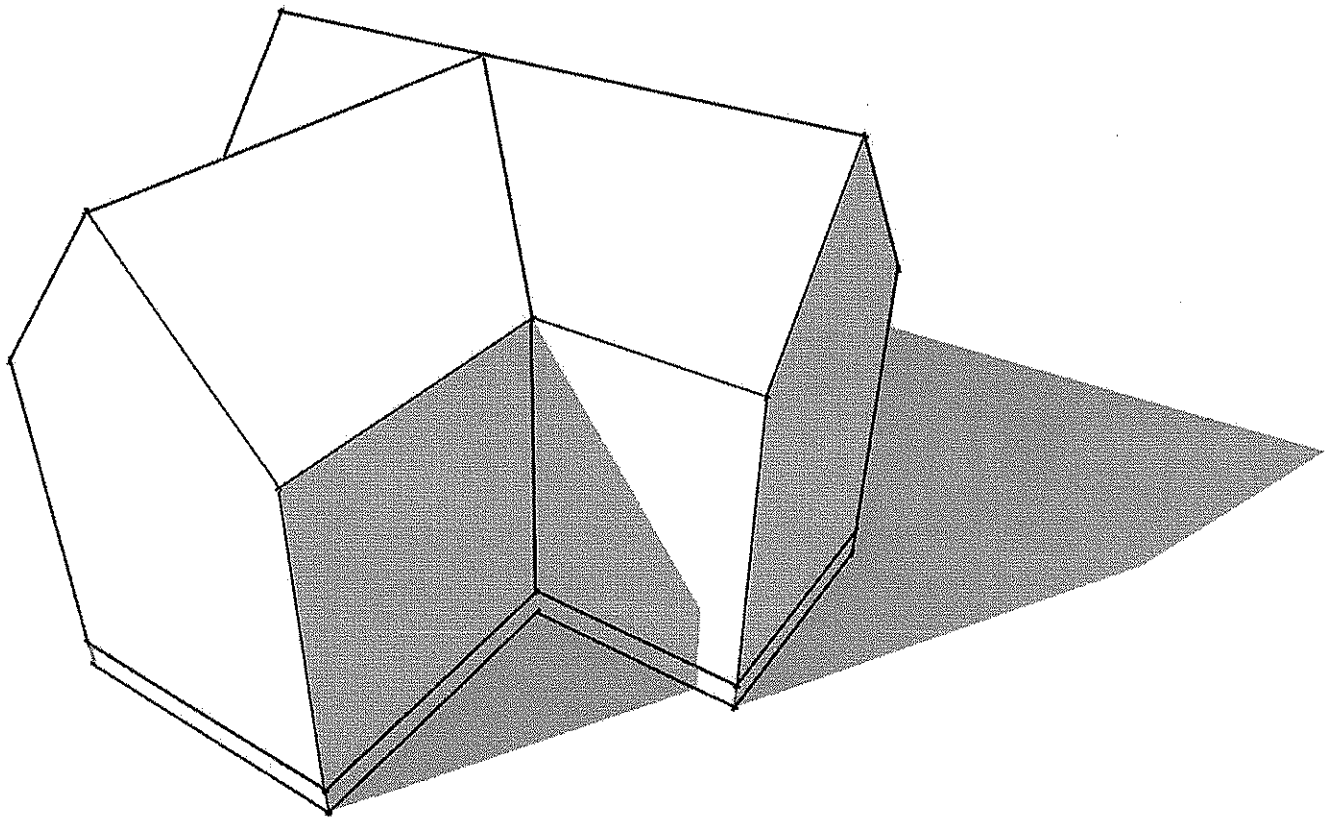


Figure 11
Building Phase 3 c. 1872

1 1/2" = 1'-0"

714 Mississippi

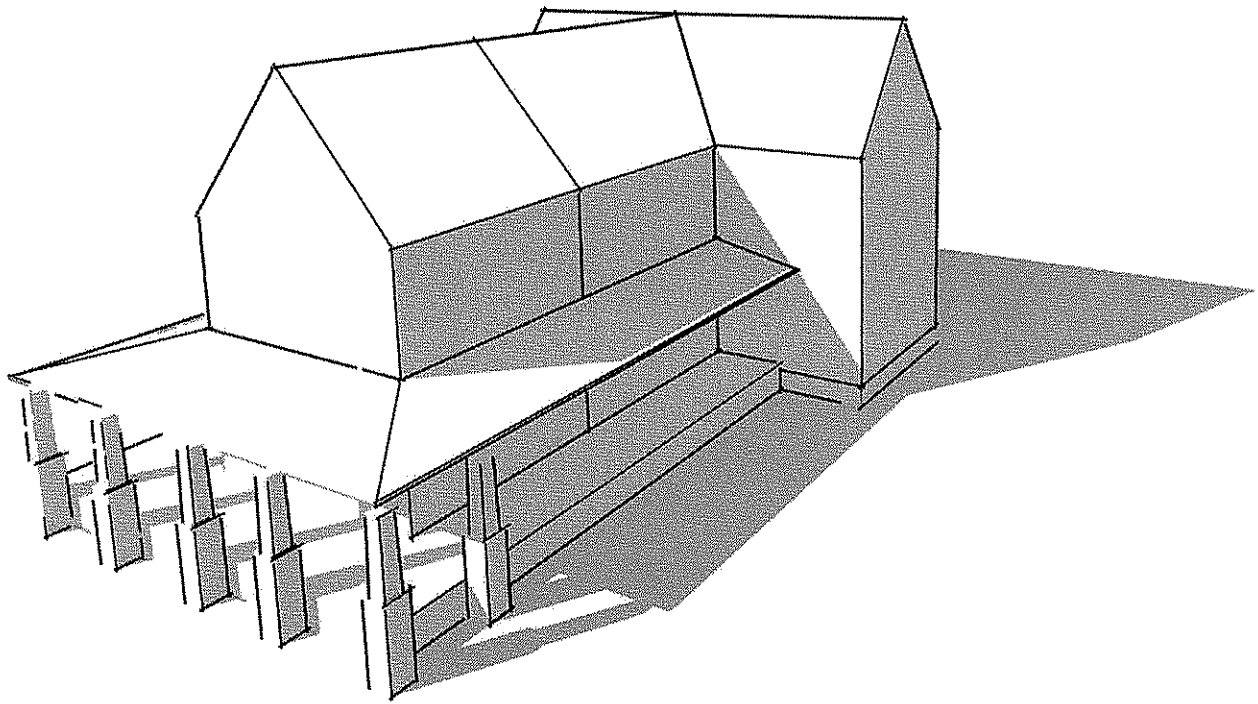


Figure 12
Building Phase 4 c. 1899

1 1/2" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

714 Mississippi

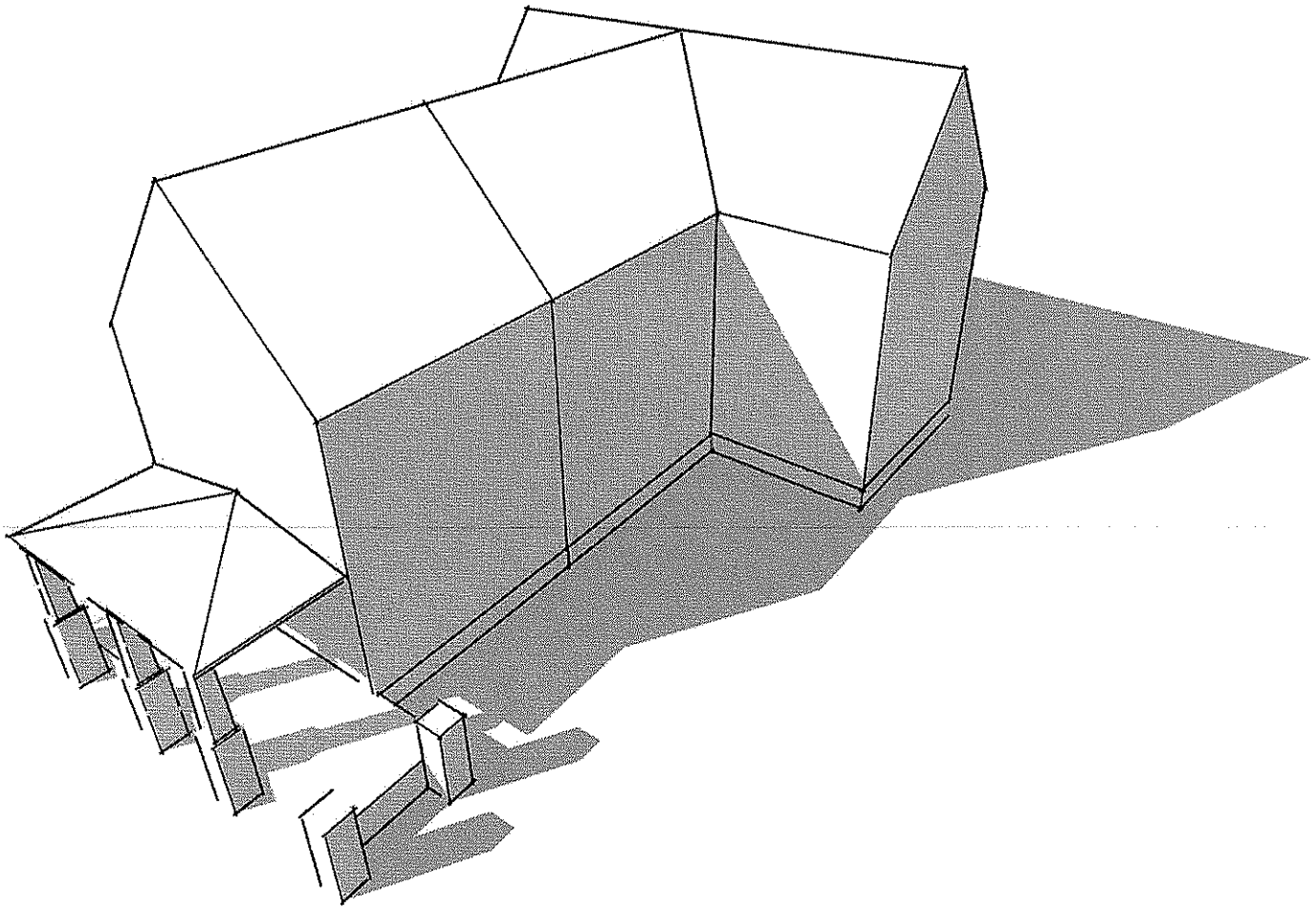


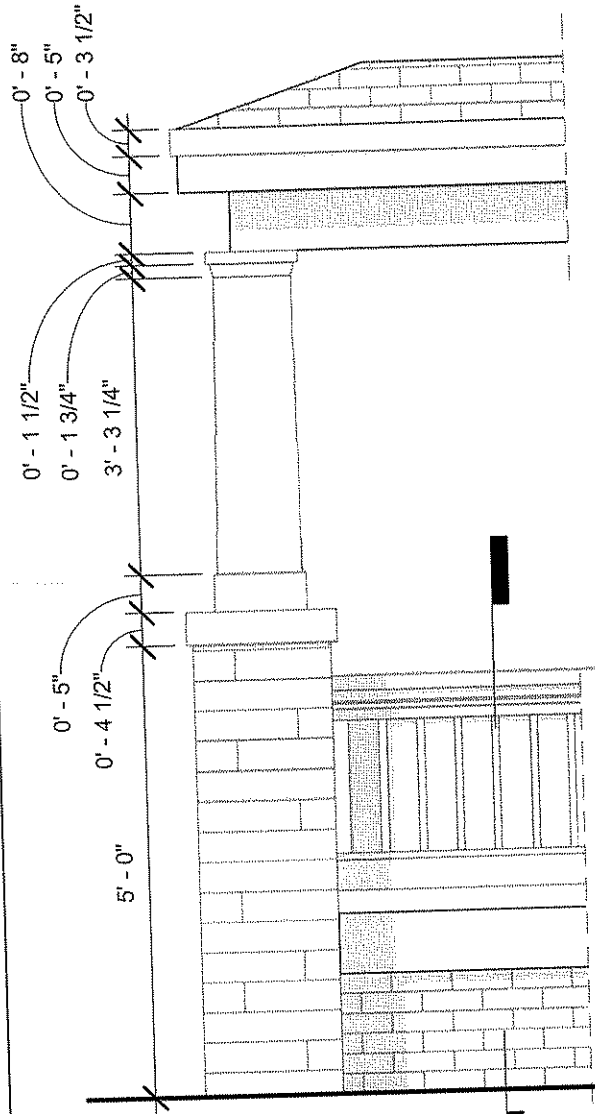
Figure 13
Building Phase 5 c. 1911

1 1/2" = 1'-0"

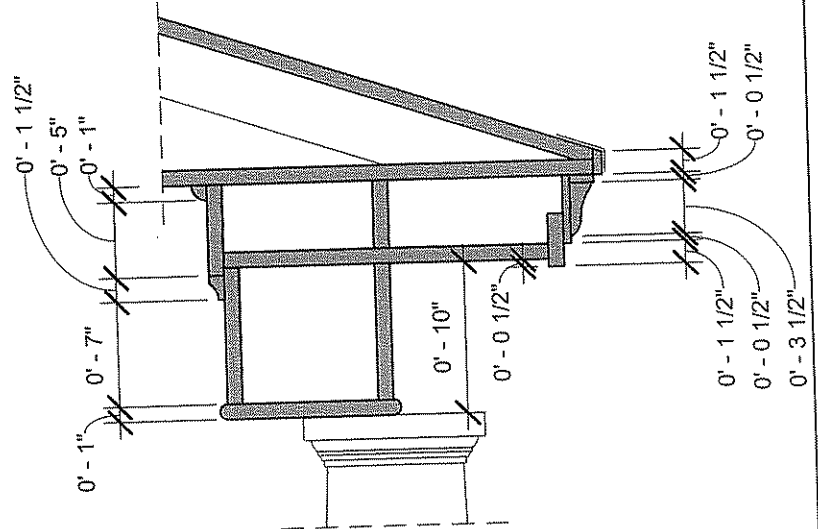
Lot
21.22

Old West Lawrence

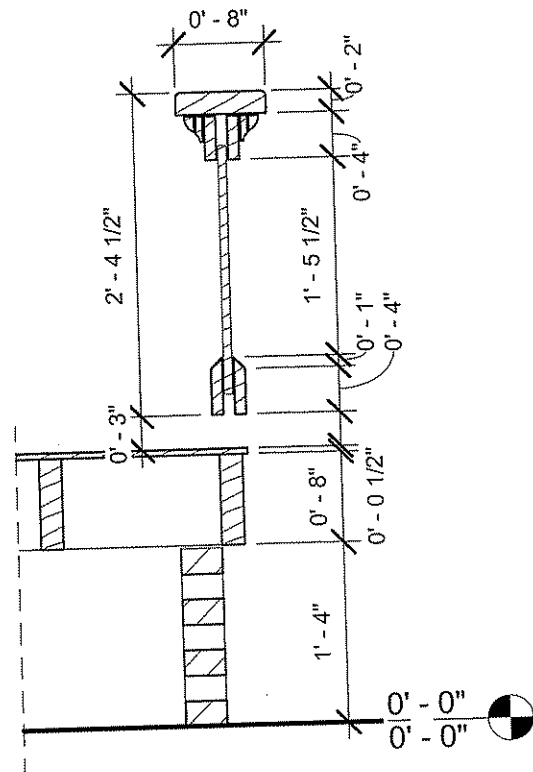
2008
Nick Nepveux



① Porch Detail
1/2" = 1'-0"



② Porch Roof Detail
1" = 1'-0"



③ Porch Rail Detail
3/4" = 1'-0"

Figure 14
Porch Detail

As indicated

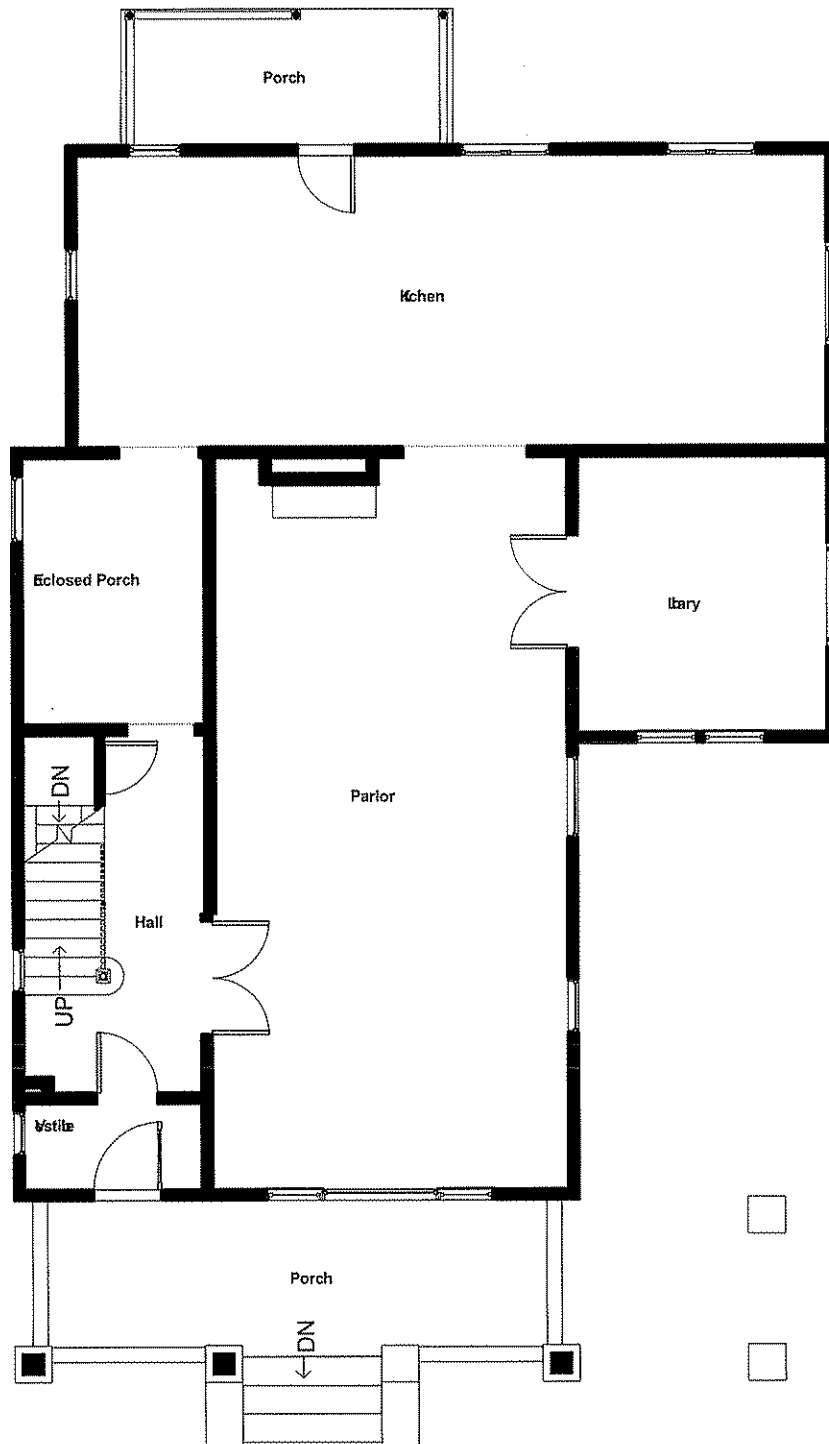


Figure 15
1st Floor Plan



1/8" = 1'-0"

714 Mississippi

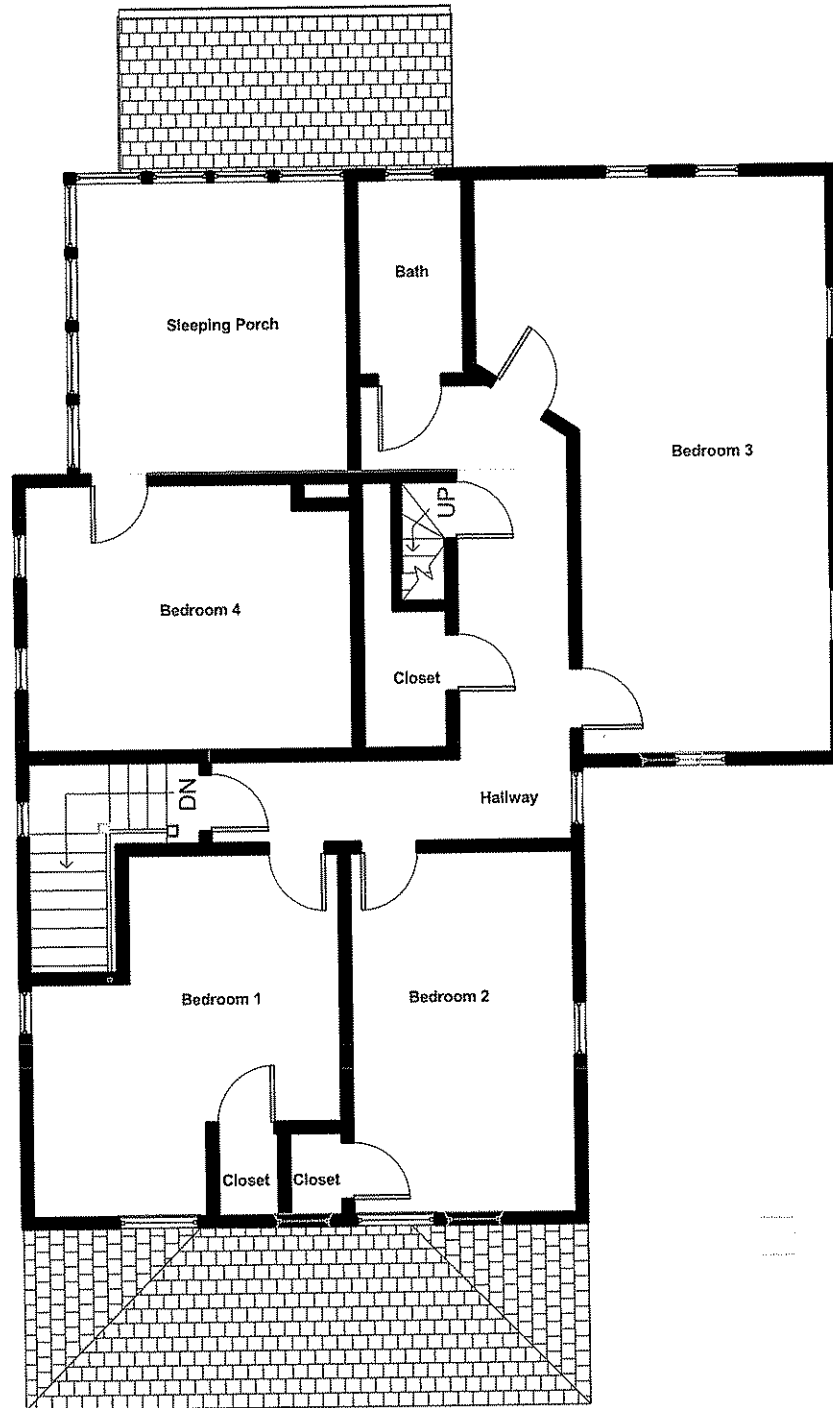
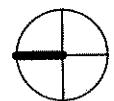


Figure 16
2nd Floor Plan

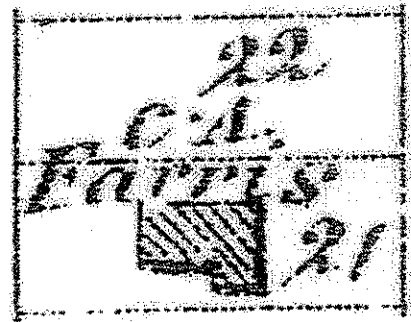


1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Brenna Buchanan



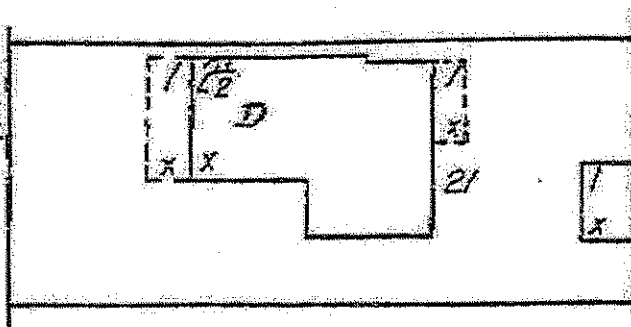
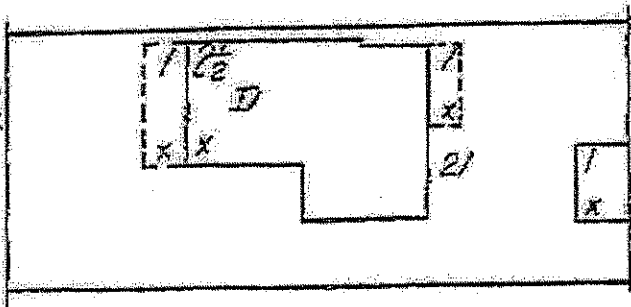
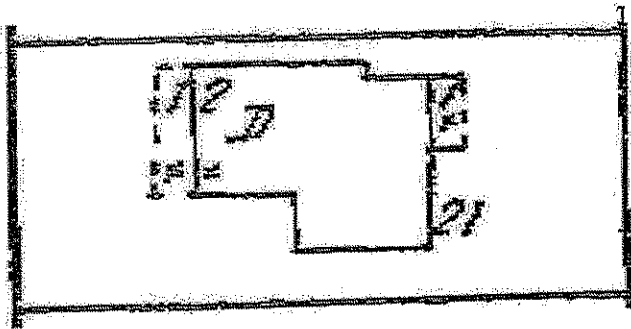
BEERS ATLAS 1873

SANBORN 1883

SANBORN 1889

SANBORN 1897

SANBORN 1905



SANBORN 1912

SANBORN 1918

SANBORN 1927

SANBORN 1949

DBK 2008

ADDRESS 714 MISSISSIPPI

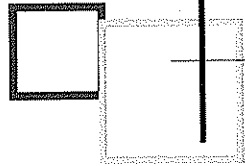
CHANGE OVER TIME

EAST LAMRENCE NEIGHBORHOOD ASSOCIATION

Figure 17

Site Changes
Over Time

714 Mississippi House Survey



Eric and Mary Kirkendall

Home Owner: _____

Phone: 913-707-5699 h _____ c _____

Email: kirkendall1@gmail.com _____



Structural System:

Brick _____ Stone _____ Framed x

Site: 1

Foundation:

Brick x Stone x Concrete _____ Slab _____

Type:

2/2 _____ 4/4 _____ I _____ T _____ L _____ Shot Gun _____ Other _____

Bungalow _____ Modified side entry house _____

Stories: 2 plus attic Additions: 4 Basement: x

Occupant: unoccupied

Phone: _____

Facade Material

Brick _____ Stone _____ Asbestos _____ Stucco _____

Clapboard x Cond: good

Gutter: x Chimney: x Fence: _____

Cond: good Cond: good Cond: _____

Main Roof: _____ Cond: good

Material:

Wood _____ Tile _____ Comp x Other _____

Type:

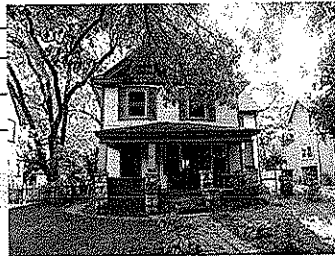
Hip _____ Gable x Flat _____ Mansard _____ Shed _____ Other _____

Description:

Consolidated roof in 1911 with small 2 x 4s

Broken pediment with shingles

1 x 6" purlins



South Gable

Porch:

Front x Side _____ Wrap _____

Location: West

Date: 1911-12 Dimension: 6.10 x 21.8

Description:

Had unusual roofless south section with pillars;

Classical Revival pillars; Arts and Crafts porch

Front Porch Roof

Material:

Wood _____ Comp x Tile _____

Type:

Hip x Gable _____ Flat _____ Shed _____



Rear Porch:

Front _____ Side _____ Wrap _____ Rear _____

Location: East

Date: _____ Dimension: _____

Description:

Spindle frieze; turned posts; bead board siding

Rear Porch Roof:

Wood _____ Comp x Tile _____ Other _____

Type:

Hip _____ Gable _____ Flat _____ Shed x Other _____

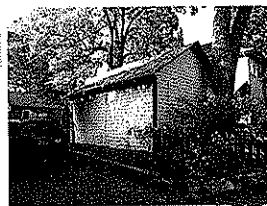
Outbuilding:

Wood x Brick _____ Stone _____ Asbestos _____

Dimension: 20.3 x 14.3 (addition is 11.2 x 14.3)

Date: _____

Use: Garagex _____ Shed _____ Other _____



Windows:

Orientation

Material:

Wood x Alum _____ Other _____

Type: 4 over 4 fixed

Garage Roof:

Material:

Wood _____ Shake _____ Comp x Other _____

Hip _____ Gable x Flat _____ Mansard _____

Shed _____

Notes:

Figure 18



714 Mississippi House Survey

Original House : Exterior

Site : 1

Home Owner: Eric and Mary Kirkendall

Phone: 913-707-5699 h c

Email: kirkendall1@gmail.com

Occupant: unoccupied Phone:

Windows:

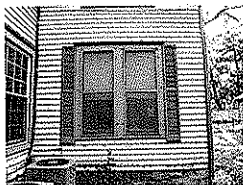
Type: 1 over 1

Location: 1st floor

Material: Vinyl over metal

Wood Alum Other

Dimension: 2.5 x 5.9



Windows:

Type: 1 over 1

Location: 2nd Floor

Material: Vinyl over metal

Wood Alum Other

Dimension:



Windows:

Type: 1 over 1

Location: kitchen

Material:

Wood x Alum Other

Dimension:



Windows:

Type: sliding

Location: kitchen

Material:

Wood Alum Other meta

Dimension:



Notes:

Doors:

Location: Front

Material:

Wood x Comp Other

Dimension: 2.10 x 6.11

Single light; beveled glass



Doors:

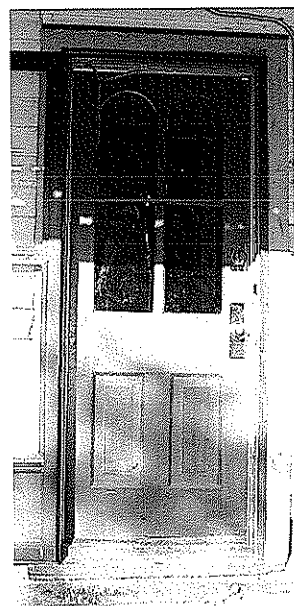
Location: Rear

Material:

Wood x Comp Other

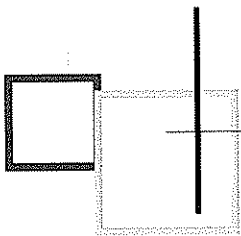
Dimension:

Two panel with four lights



Notes:

Figure 19



714 Mississippi House Survey



Site: 1

Interior:

Eric and Mary Kirkendall

Home Owner: _____

Phone: 913-707-5699 h _____ c _____

Email: kirkendall1@gmail.com _____

Occupant: _____ Phone: _____

Flooring:

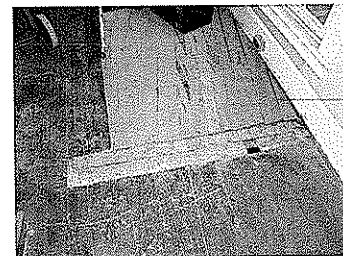
Material: _____
Kit _____ Joists only _____ Din _____ liv _____ pine _____ Entry _____ tile _____ Parlor _____

Bed 1 _____ pine _____ Bed 2 _____ pine _____ Bed 3 _____ pine _____

Bth 1 _____ Bth 2 _____ Bth 3 _____



Kitchen floor in September



Diagonal Subflooring in Parlor

Wall Material:

Material: _____
Plaster _____ Gyp _____ x _____ Wallpaper _____ Paneling _____ Stone _____ Brick _____ Other _____
Kit _____ Din _____ liv _____ Entry _____ Parlor _____

Bed 1 _____ Bed 2 _____ Bed 3 _____

Bth 1 _____ Bth 2 _____ Bth 3 _____

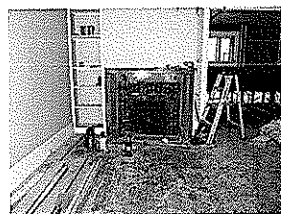


Mantle/built-ins:

Location: living _____ Cond: _____

Dimension: _____

Notes: Faux finish on wood surround



Stairway 1:

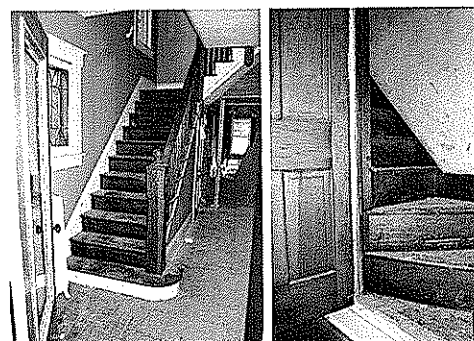
Location: Front hall _____ Rise: 7" _____

Cond: _____ Run: 10" _____

Stairway 2:

Location: 2nd floor to attic _____ Rise: _____

Cond: _____ Run: _____

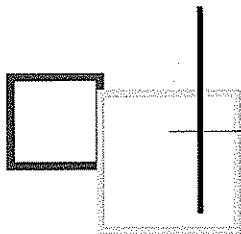


Notes: _____

Notes: _____

Original steam radiators throughout house

Figure 20



714 Mississippi House Survey



Site: _____

Interior

Eric and Mary Kirkendall

Home Owner: _____

Phone: 913-707-5699 h _____ c _____

Email: kirkendall1@gmail.com

Occupant: unoccupied Phone: _____



Windows:

Type: 12 over 12
Location: living

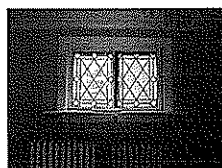
Material:
Wood _____ Alum _____ Other Vinyl over metal
Dimension: 2.5 x 6.0



Windows:

Type: Sliding diamond

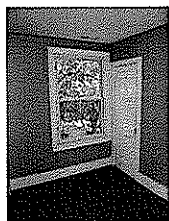
Location: library
Material:
Wood ☒ Alum _____ Other _____
Dimension: 2.11 x 4.4



Windows:

Type: 1 over 1

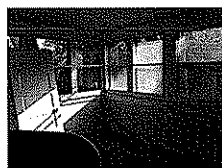
Location: 2nd floor SW bedroom
Material:
Wood _____ Alum _____ Other Vinyl over metal
Dimension: 2.3 x 5.1



Windows:

Type: 1 over 1

Location: Sleeping porch
Material:
Wood ☒ Alum _____ Other _____
Dimension: 2.7 x 4.2



Doors: Vestibule to Hall

Location: _____
Material:
Wood ☒ Comp _____ Other _____
Dimension: 2.10 x 6.9

Single pane with beveled glass



Doors: Hall to living room

Location: _____
Material:
Wood ☒ Comp _____ Other _____
Dimension: _____

2.5 x 6.7 with transom and 15 lights each



Doors: 2nd Floor NW bedroom

Location: _____
Material:
Wood ☒ Comp _____ Other _____
Dimension: 2.0 x 6.5



Doors: 2nd Floor NW bedroom

Location: _____
Material:
Wood ☒ Comp _____ Other _____
Dimension: 2.0 x 6.5

transom



Notes:

Notes:

Figure 21

714 Mississippi

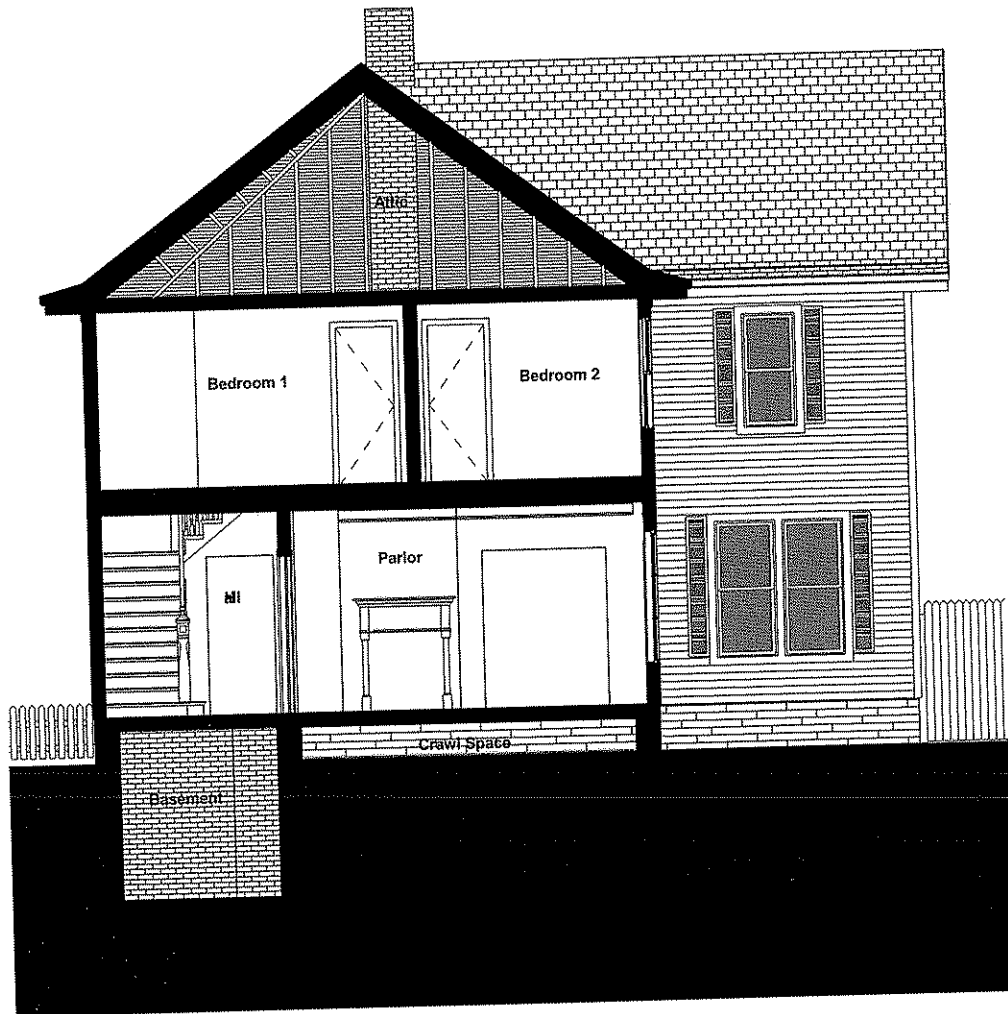


Figure 22
Section 1

1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Nick Nepveux

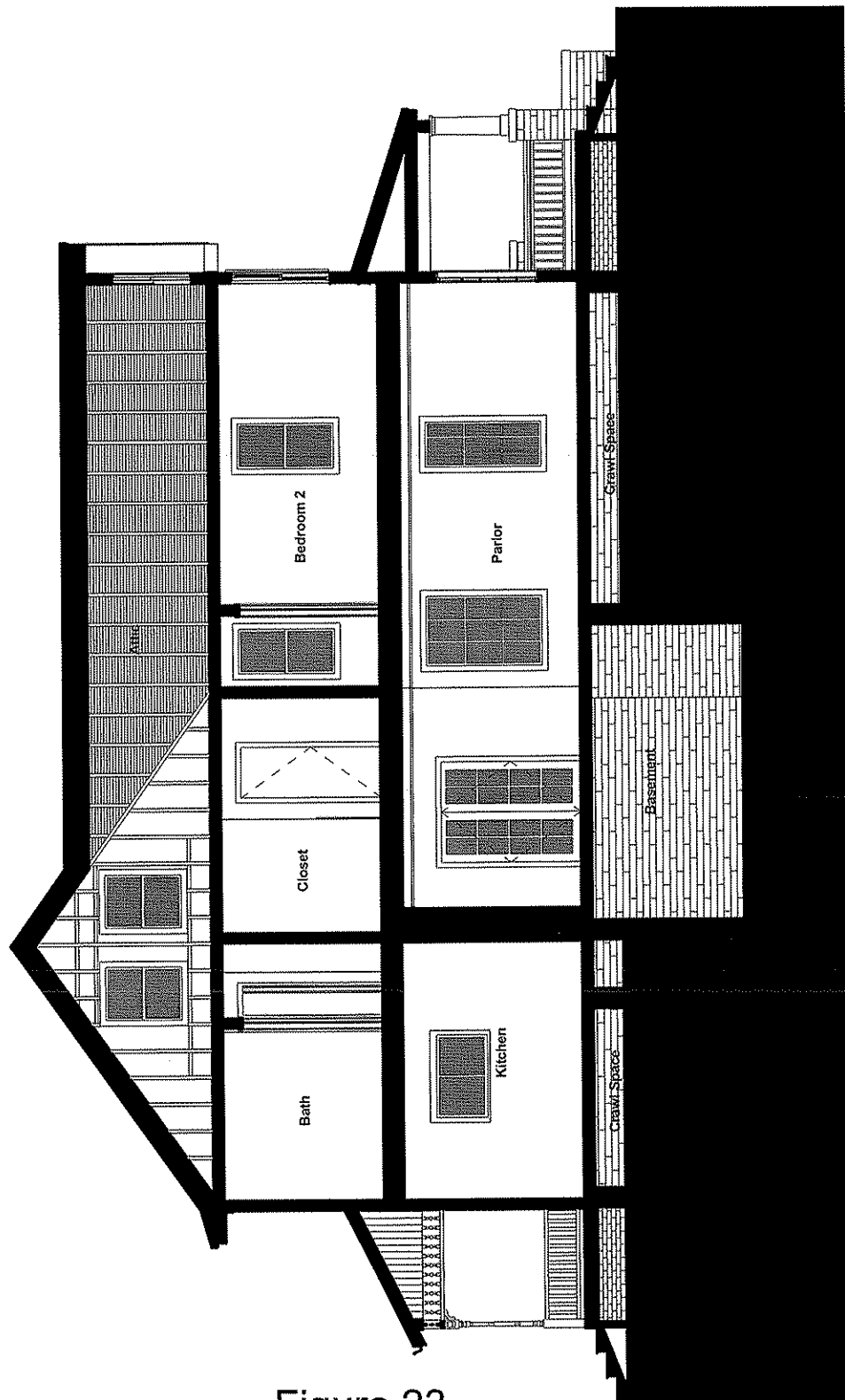


Figure 23
Section 2

1/8" = 1'-0"

714 Mississippi

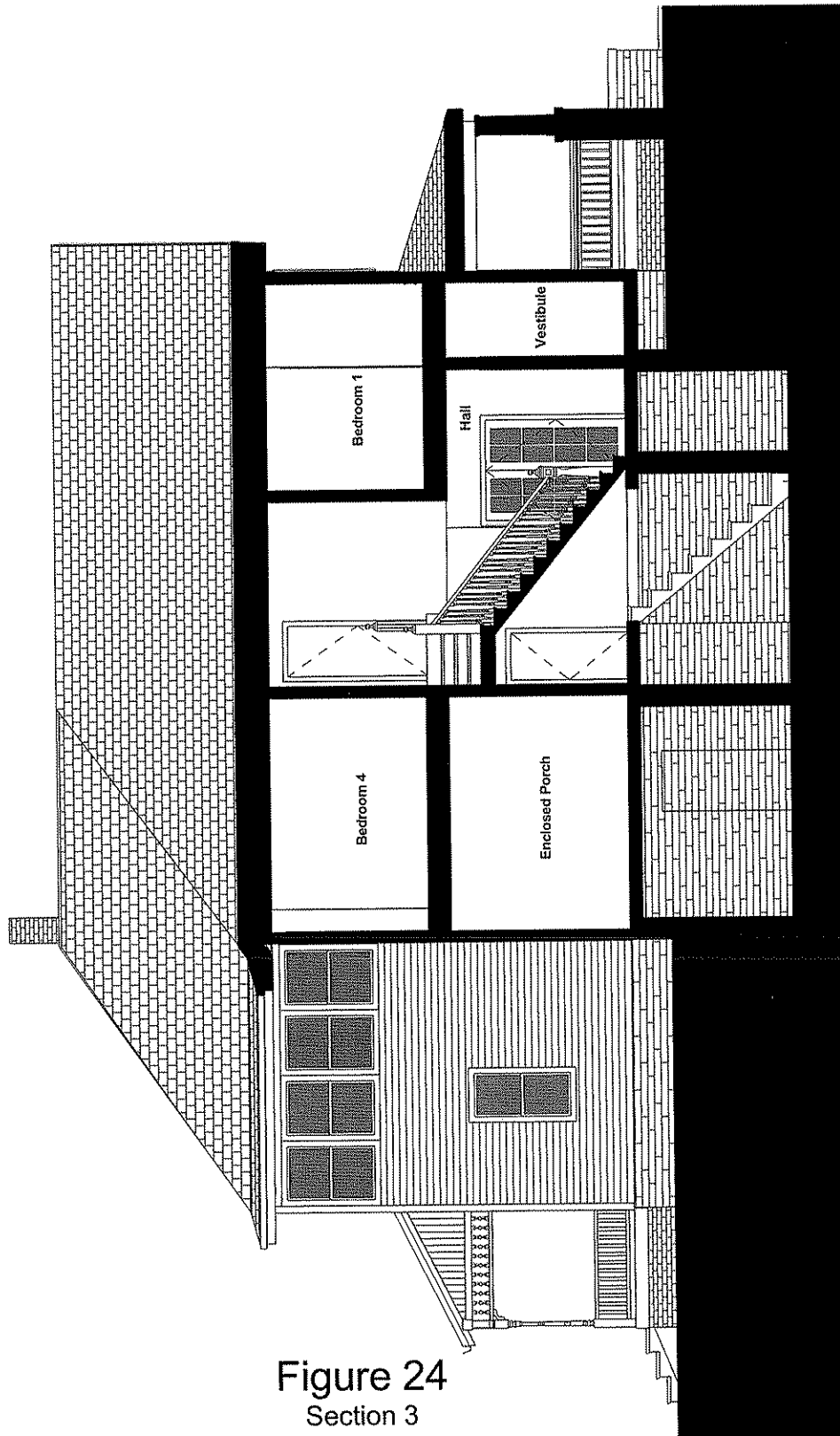


Figure 24
Section 3

1/8" = 1'-0"

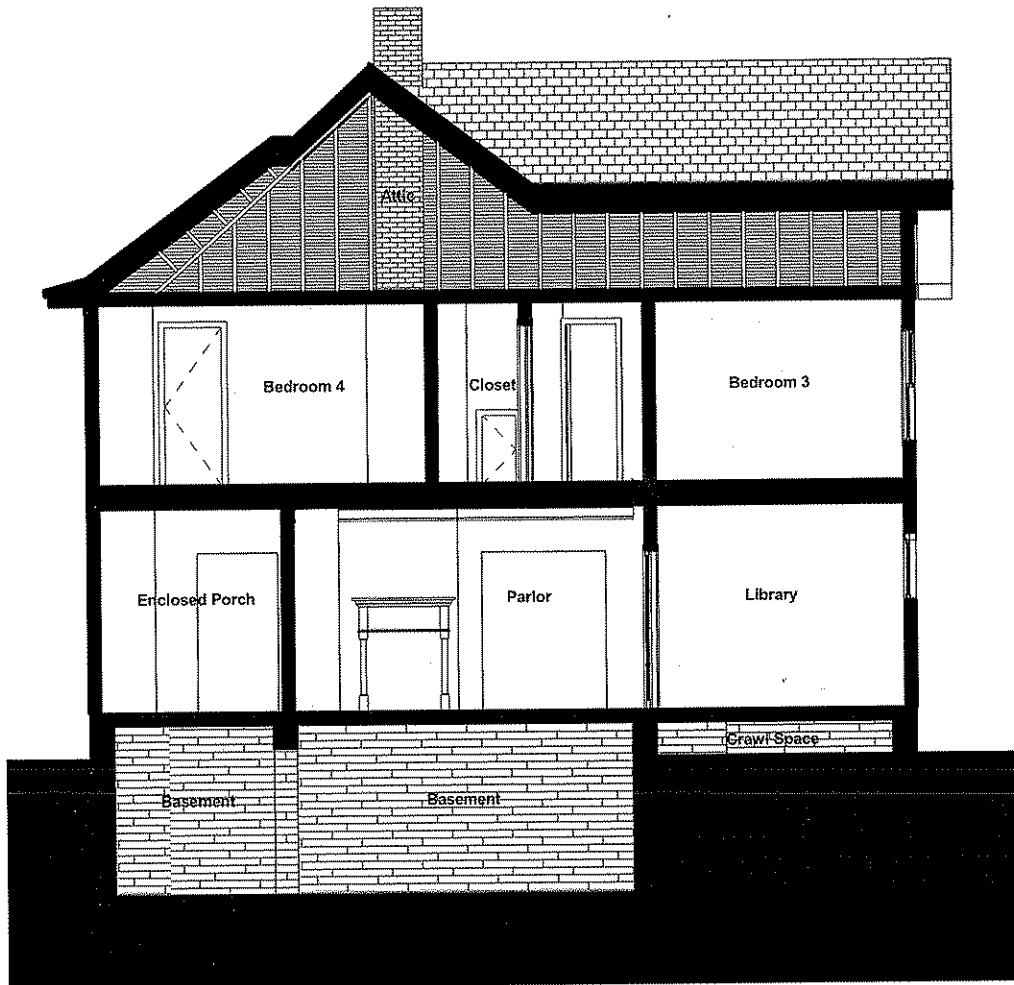


Figure 25
Section 4

1/8" = 1'-0"

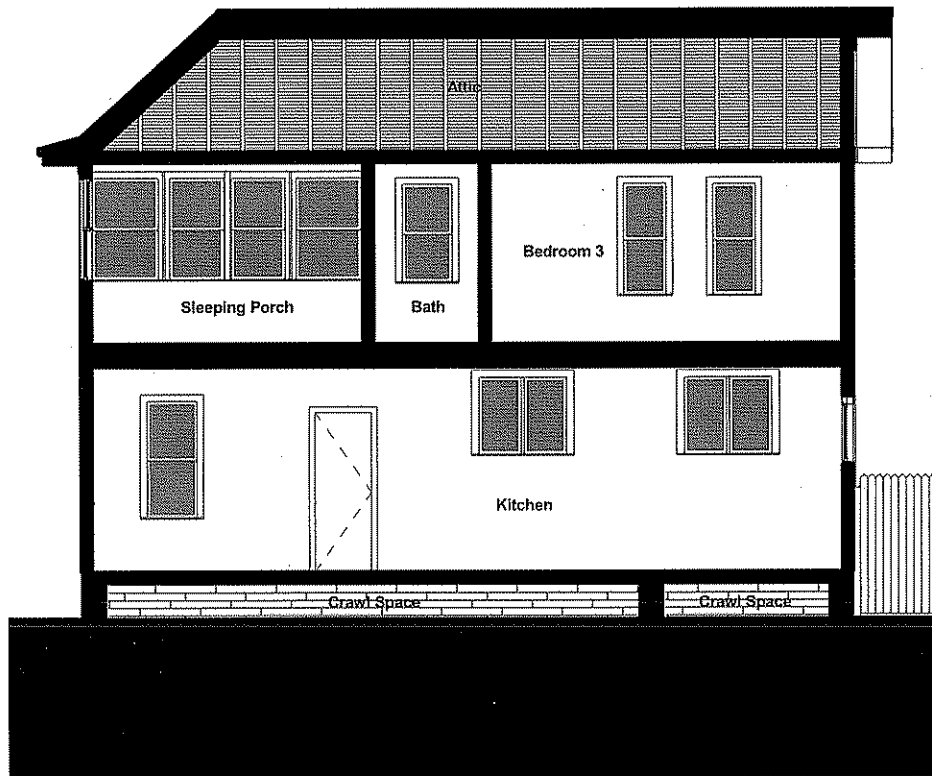


Figure 26
Section 5

1/8" = 1'-0"

714 Mississippi

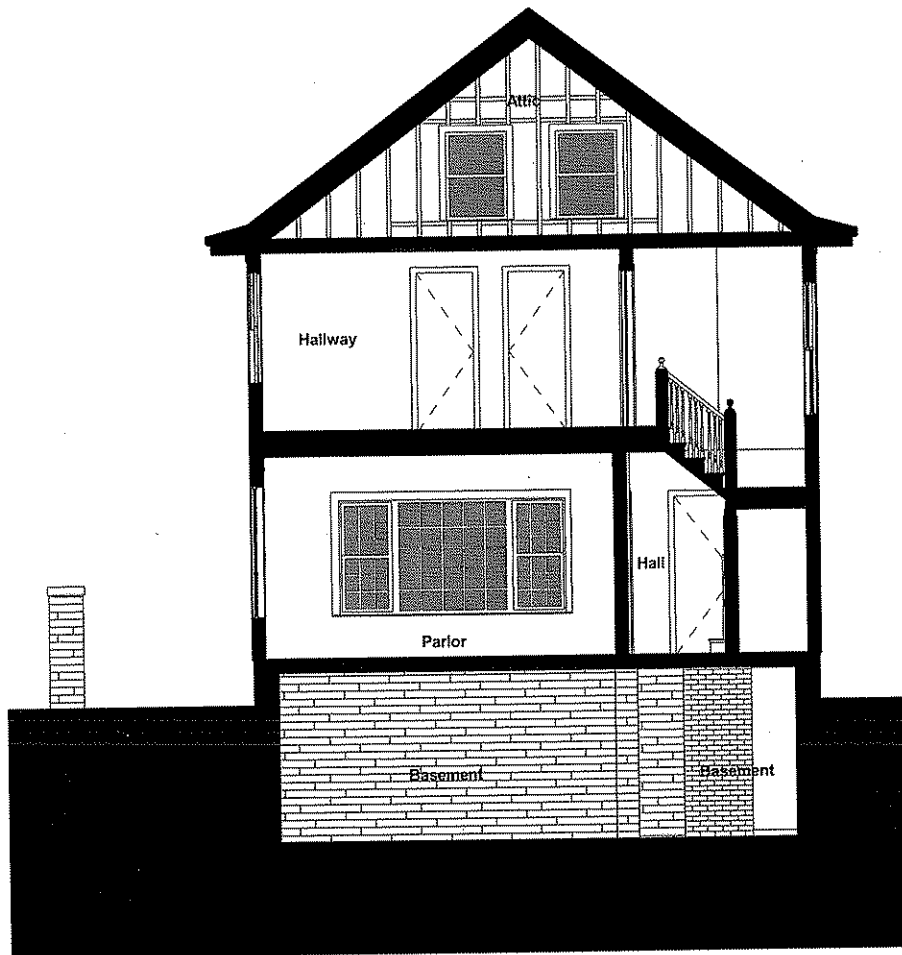


Figure 27
Section 6

1/8" = 1'-0"

Lot
21,22

Old West Lawrence

2008
Author

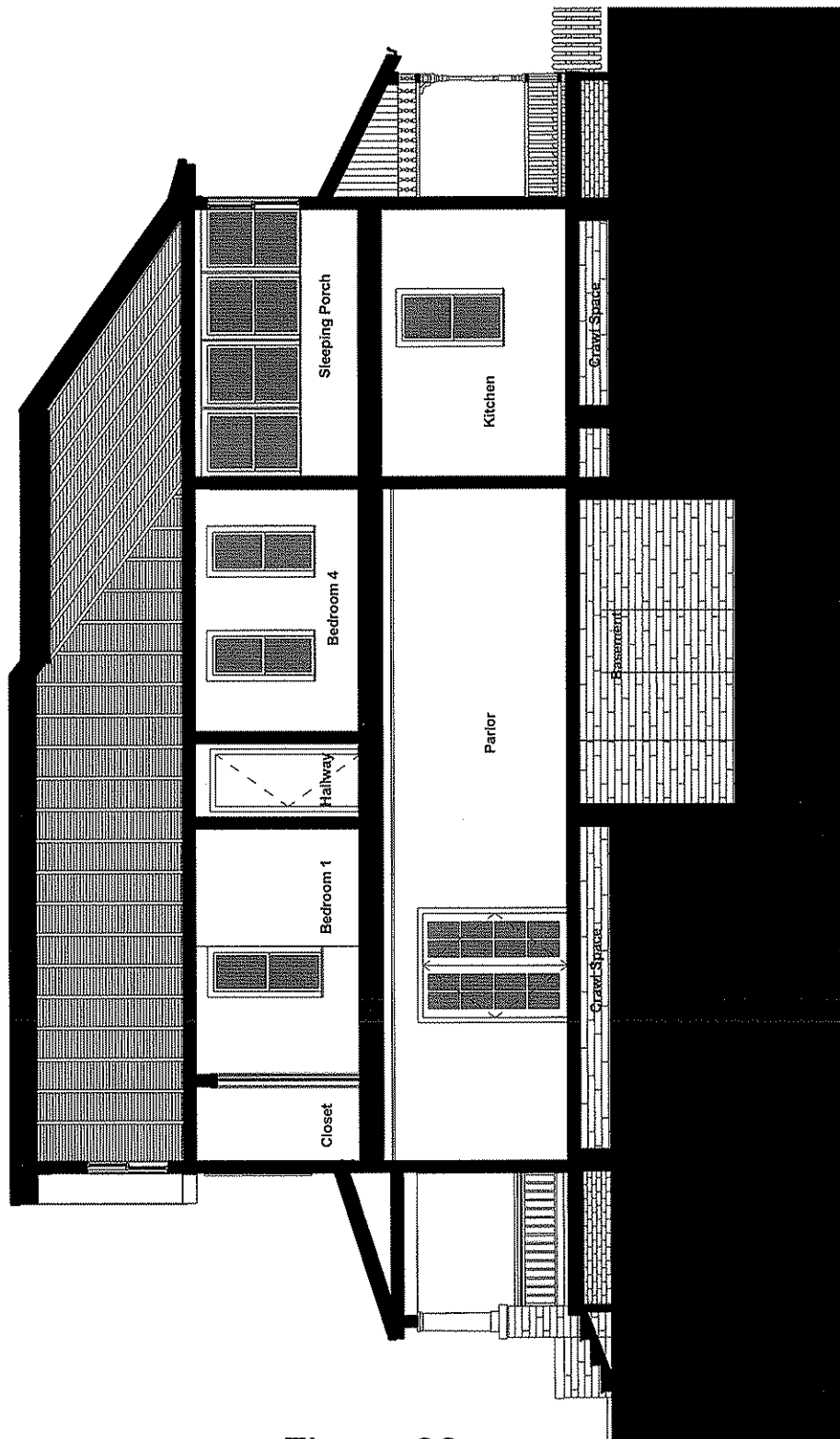


Figure 28
Section 7

18"=10'

714 Mississippi

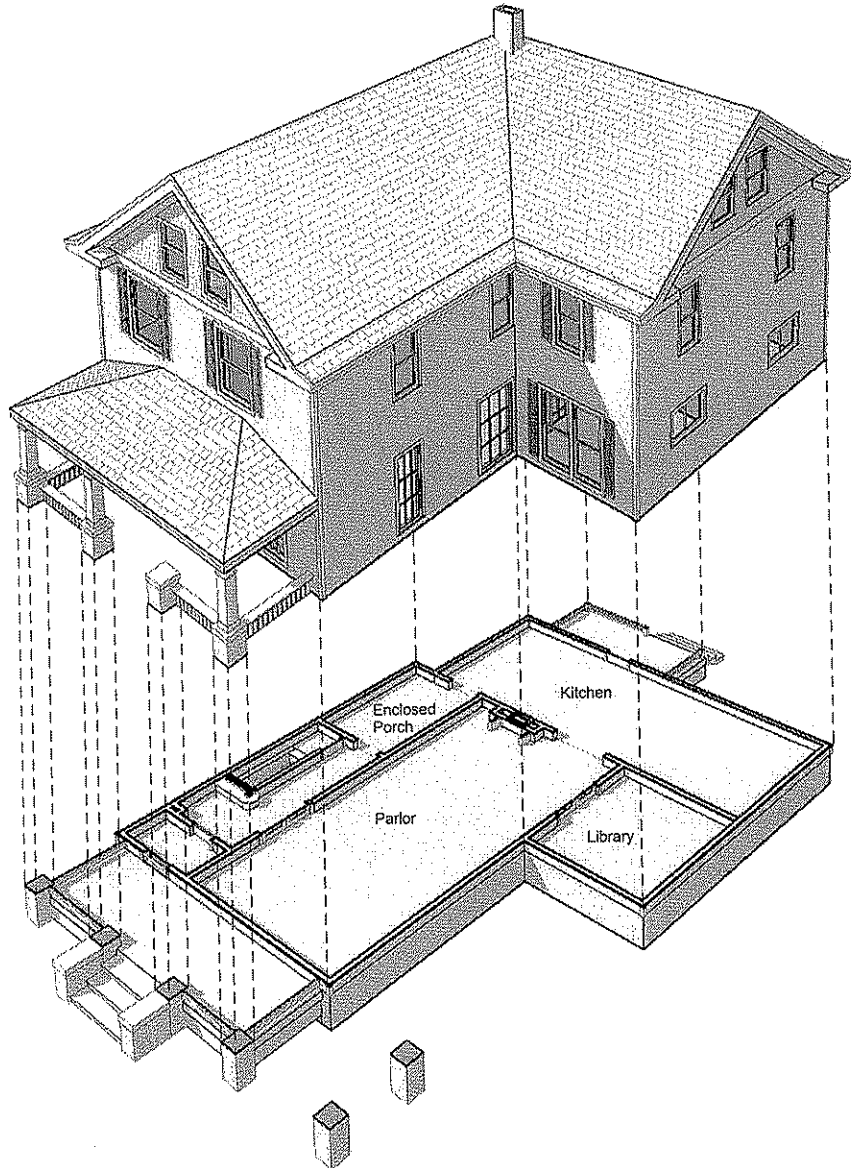


Figure 29
Southwest Axonometric

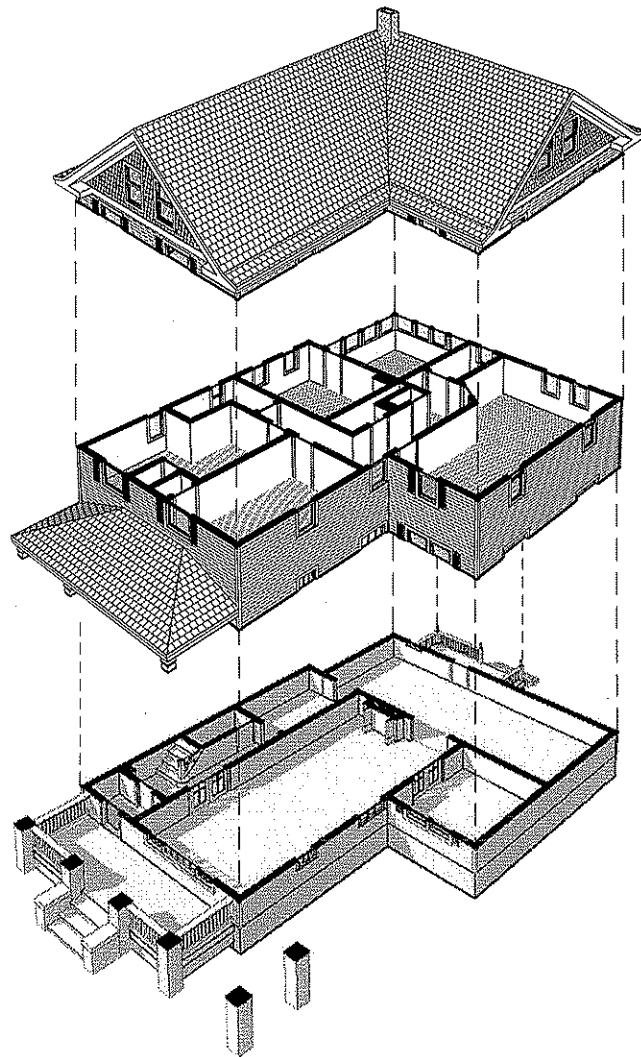


Figure 30
Axonometric Floor Plan Cuts

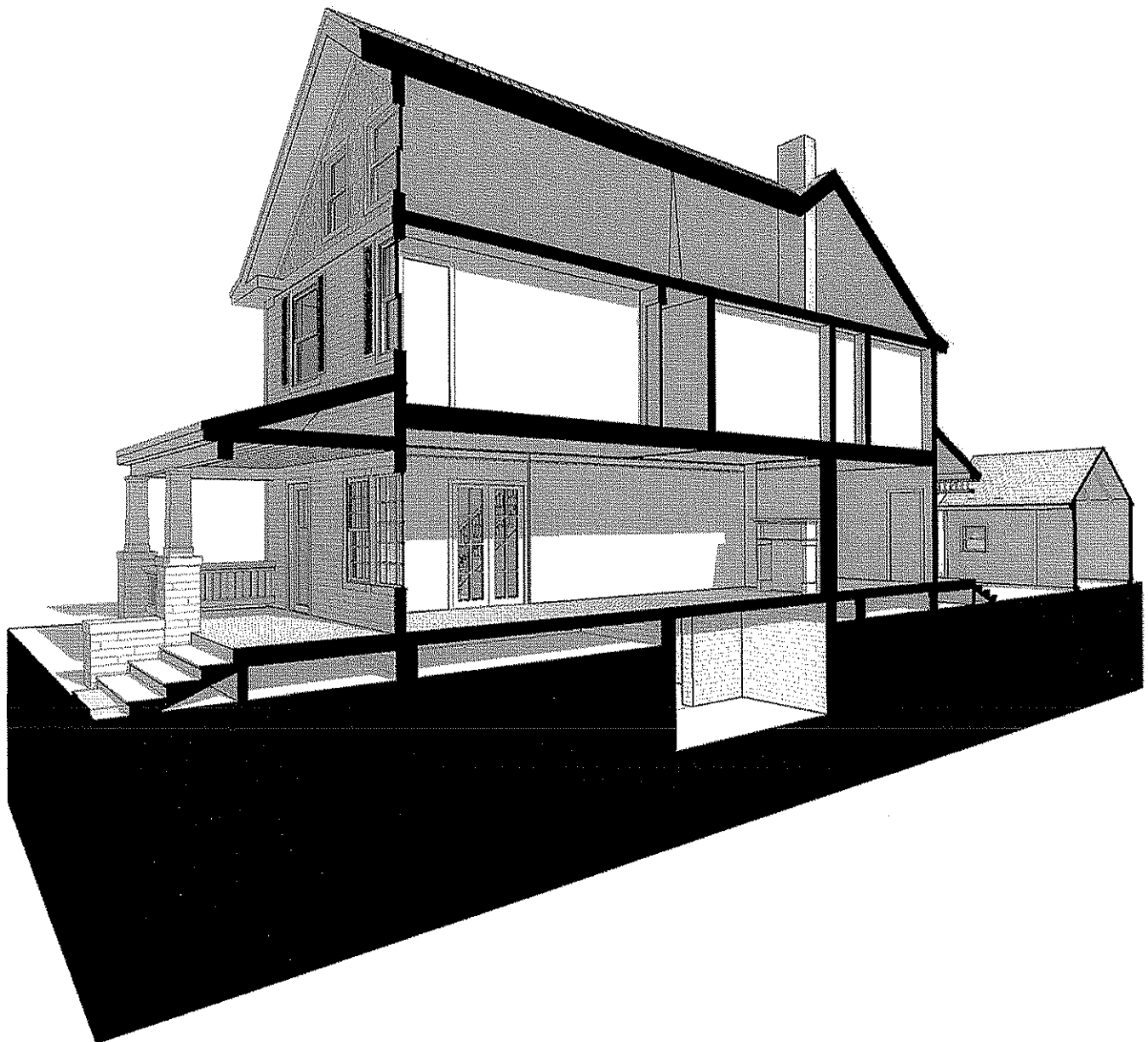


Figure 31
Section Perspective 1

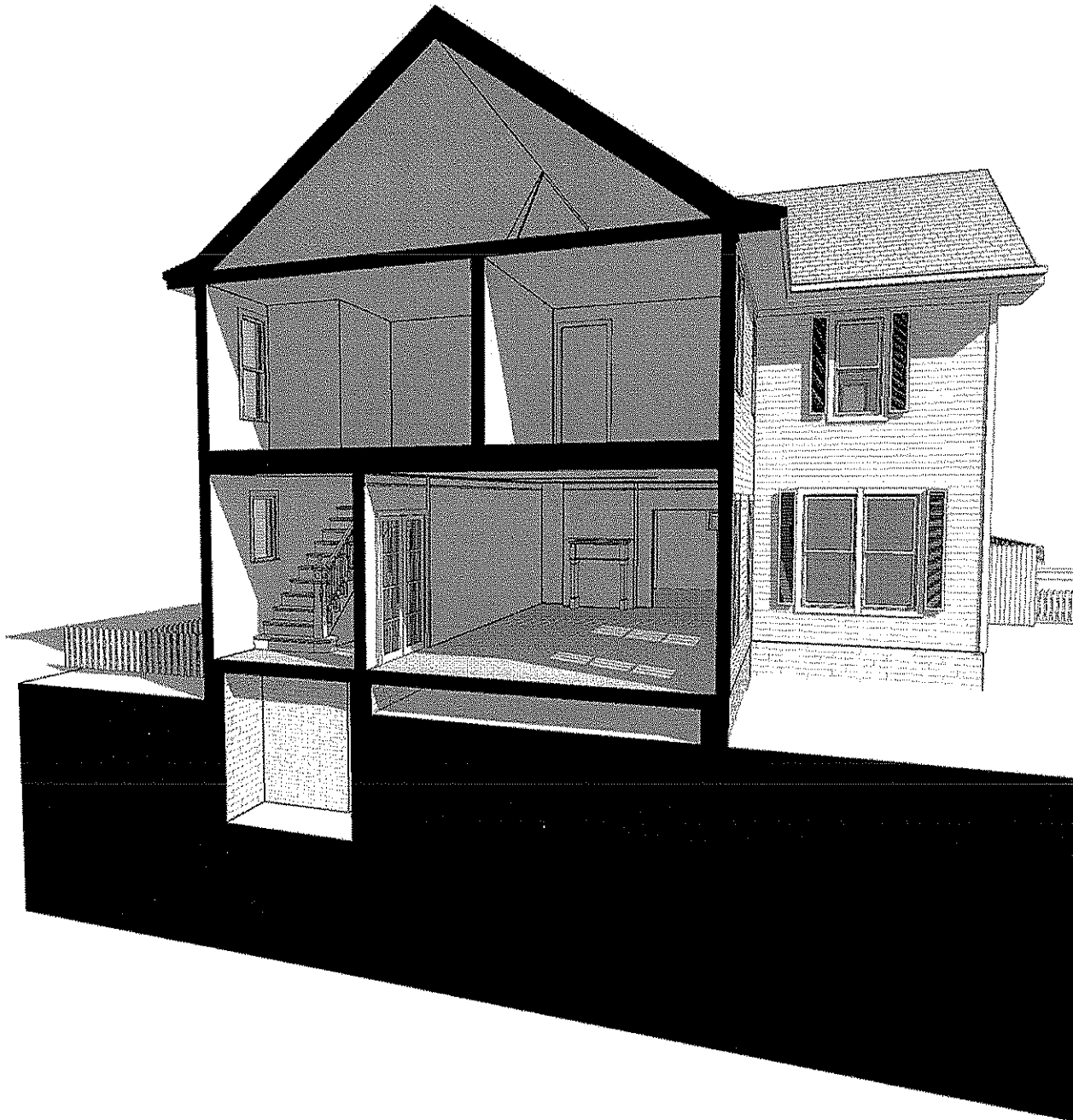


Figure 32
Section Perspective 2

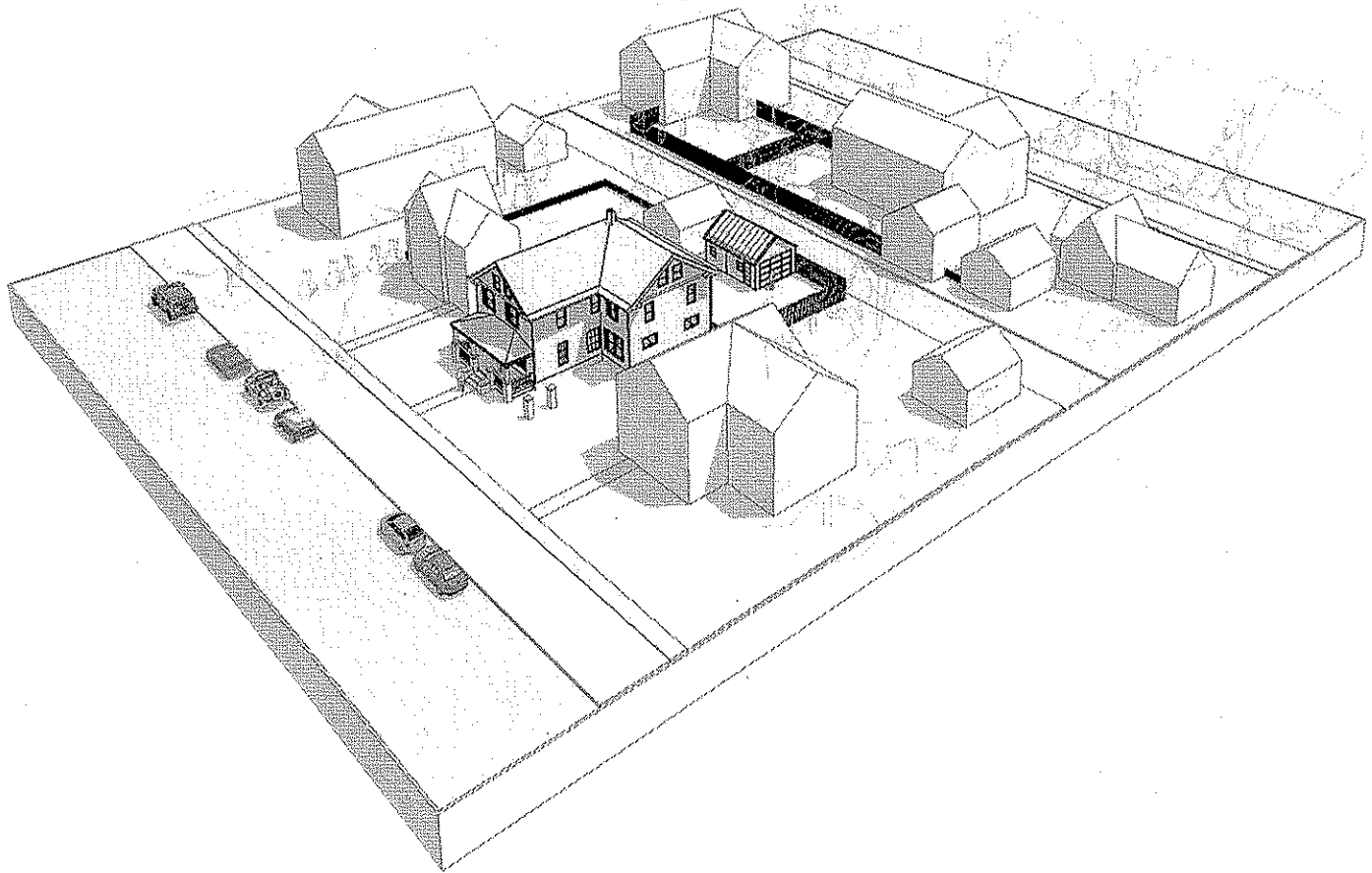
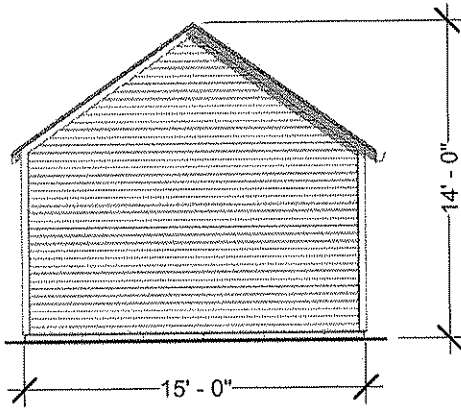
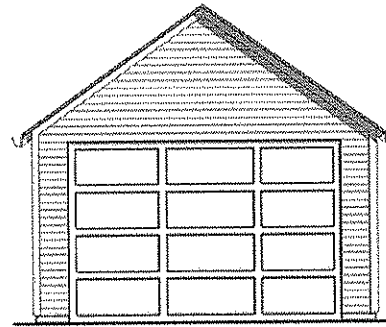


Figure 33
Southwest Aerial

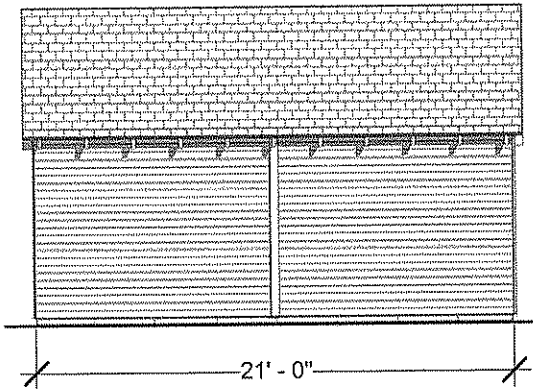
714 Mississippi



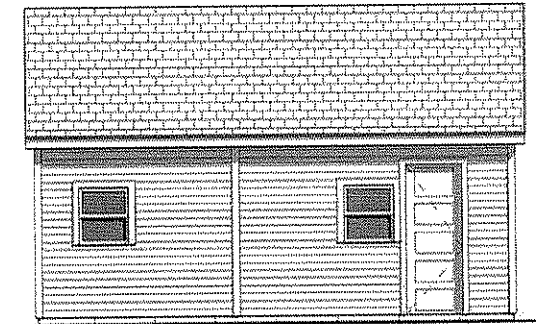
① Garage North
1/8" = 1'-0"



② Garage South
1/8" = 1'-0"



③ Garage East
1/8" = 1'-0"



④ Garage West
1/8" = 1'-0"

Figure 34
Garage Elevations

1/8" = 1'-0"

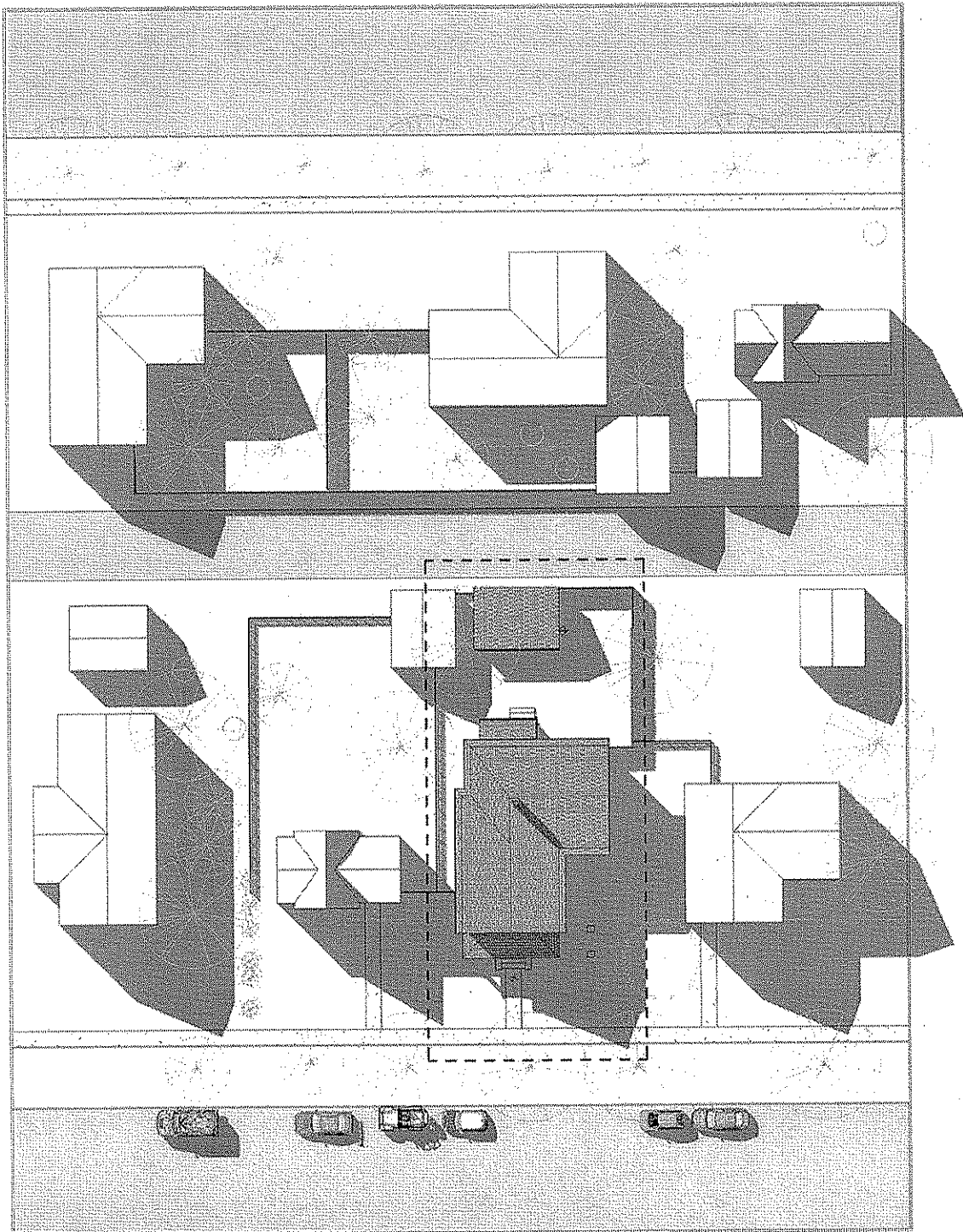
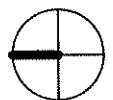


Figure 35
Site Plan



1" = 40'-0"